



THE
A-TEAM

**RE/MAX
FIRST**

600 SIGNAL Road #825, Fort McMurray T9H 3Z4

MLS® #: **A2232834**

Area: **Thickwood**

Listing Date: **07/02/25**

List Price: **\$149,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **1976**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **955**
Low Sqft:
Ttl Sqft: **955**

DOM

1
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard**
Park Feat: **Parkade**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`3" x 11`3"	Kitchen	Main	7`10" x 6`11"
Dining Room	Main	9`11" x 7`7"	2pc Bathroom	Main	3`1" x 5`7"
Bedroom - Primary	Second	8`11" x 12`11"	Bedroom	Second	10`5" x 12`4"
Bedroom	Second	7`10" x 9`2"	4pc Bathroom	Second	6`10" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$489

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc:

8921324

Remarks

Pub Rmks:

Fully renovated townhouse at an affordable price and centrally located in Thickwood! This move in ready home has been tastefully renovated with neutral tones throughout and quality finishes from the luxurious vinyl plank throughout the main and upper level (no carpet home!), and modern kitchen cabinetry, perfect for a family home or an investment property! From the spacious living room, you will have access to a private, fenced in yard! The upper level is complete with 3 well sized bedrooms and a beautiful full bathroom tastefully renovated with a ceramic tile surround in the tub area. In the basement you find a laundry area, extra storage and direct access to 2 covered parking stalls in the parkade.

Inclusions:

Refrigerator, Stove, OTR Microwave, Washer, Dryer, All Existing Window Coverings

Property Listed By:

EXP REALTY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

