109 SIGNAL Bay, Fort McMurray T9H 3R6

MLS®#:	**A2234922**	Area:	**Thickwood**	Listing Date:	**06/27/25**	List Price: **$824,888**
Status:	**Active**	County:	**Wood Buffalo**	Change:	**None**	Association: **Fort McMurray**

General Information
Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1976**

Lot Information
Lot Sz Ar: **11,273 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Front Yard,Greenbelt,Landscaped,Standard Shaped Lot**
Park Feat: **Double Garage Attached,Driveway,Heated Garage,RV Access/Parking**

Finished Floor Area
Abv Sqft: **2,097**
Low Sqft:
Ttl Sqft: **2,097**

DOM
0

Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking
Ttl Park: **8**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Other,Storage**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,Track Lighting,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **7620092**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to 109 Signal Bay, a true hidden gem in the heart of Thickwood! Nestled on a stunning 11,000+ sq. ft. lot backing directly onto the serene greenbelt, this**

home is a private oasis offering the perfect blend of outdoor beauty and urban convenience. With 5 bedrooms, 3.5 bathrooms, and a thoughtfully designed layout, this home is a haven for families and for those who love to host gatherings. Step inside and be welcomed by an inviting main floor featuring a spacious living room with a cozy wood-burning fireplace adorned with a live-edge wood mantel, adding a rustic yet elegant touch. The formal dining area offers the perfect setting for gatherings, while the expansive family room provides a comfortable space for relaxation and entertainment. The chef-inspired, two-toned kitchen is a culinary masterpiece, boasting rich cabinetry, granite countertops, a stylish copper apron sink, and a coffee/wine bar for added luxury. With ample counter space and updated stainless steel appliances, this kitchen combines functionality and flair, making it a true delight for any culinary enthusiasts. The main floor also features a spacious office, laundry facilities, and direct access to the breathtaking backyard, adding to the home's practicality and charm. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with its own ensuite bathroom and large walk-in closet. The fully finished basement adds even more living space with two additional bedrooms, a bathroom and a multipurpose laundry/kitchenette/storage room with a cold storage room as a bonus. Completing this level, there is a recreation area, offering endless possibilities for family living or hosting guests. The backyard is truly a paradise, offering a park-like setting where you can relax, play, or entertain amidst lush landscaping and towering trees. There is a large, two-tier deck, fire pit, entertaining area, hot tub, and a 12 X 16 shed for extra storage. With a massive driveway, RV parking, and side yard access as well as direct access to your double heated garage, this property is as functional as it is beautiful. Recent upgrades include a dishwasher (2025), washer (2023), and water softener (2023), ensuring modern convenience throughout the home. If you're seeking a property that combines natural beauty, exceptional space, and thoughtful design, 109 Signal Bay is a must-see. Don't wait—check out the photos, floor plans and 3D tour, and schedule your private viewing today.

Inclusions:	**Refrigerator, Stove, Dishwasher, Washer X2, Dryer X2, Microwave, All Window Coverings, Hot Tub, Basement TV Mounts, Main Floor TV Mount, Bedroom TV Mount, Basement Shelves, Basement Fridge, Water Softener, A/C, Garage Heater, Shed, and Bar Fridge.**
Property Listed By:	**ROYAL LEPAGE BENCHMARK**

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