



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**600 SIGNAL Road #207, Fort McMurray T9H 4S6**

MLS® #: **A2237925**

Area: **Thickwood**

Listing Date: **07/08/25**

List Price: **\$114,900**

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:

**958**

Low Sqft:

Ttl Sqft:

**958**

DOM

**1**

Layout

Beds:

**3 (3 )**

Baths:

**1.5 (1 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Other**

**Off Street, Underground**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Concrete, Vinyl Siding**

Flooring:

**Carpet, Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dryer, Refrigerator, See Remarks, Stove(s), Washer**

Int Feat: **Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee:		Title:		Zoning:	
<b>\$545</b>		<b>Fee Simple</b>		<b>R3</b>	
		Fee Freq:			
		<b>Monthly</b>			
Legal Desc:	<b>8921324</b>				

Remarks

Pub Rmks:

**FENCED YARD! Welcome to 207-600 Signal Rd! A fantastic opportunity for first time homeowners or investors alike! This townhome has it's own private fenced backyard making it ideal for kids or pets. See your kids off to school from your front step as St. Gabriel School is located directly across the street and Westview elementary School and Westwood Highschool are also located within 1 block. Theis 3 bedrooms and 1.5 bathroom offers a sunny west facing backyard that is fully fenced. There is 2 car parking in the covered parkade. This unit is currently rented to long term tenants for \$1600/month and they would love to stay. Located in a great central Thickwood location across the street from schools and shopping.**

Inclusions:

**Fridge, stove, washer, dryer**

Property Listed By:

**RE/MAX Connect**

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





