

414, 600 Signal Road
Fort McMurray, Alberta

MLS # A2222007



\$135,000

Division:	Thickwood		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,066 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 534
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: DISHWASHER, MICROWAVE, FRIDGE, WASHER/DRYER, STOVE

Welcome to this well-maintained 3 bedroom+ REC Room, 1.5-bathroom townhouse located in the heart of Thickwood! This home offers a functional layout with plenty of space for families, first-time buyers, or investors. The main floor features a bright living area, a convenient half bath, and a cozy kitchen with adjacent dining space. Upstairs, you'll find four generously sized bedrooms and a full bathroom. The basement offers additional storage or potential for future development. Enjoy the outdoors with your private fenced yard, and take advantage of nearby schools, parks, shopping, and public transit. Affordable, spacious, and ideally located — this home is a must-see!