

204, 610 Signal Road
Fort McMurray, Alberta

MLS # A2222319



\$100,000

Division:	Thickwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,012 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Plug-In, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 563
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Dishwasher, Refrigerator, Stove, Over the Range Microwave, Washer, Dryer

Welcome to Unit #204 in The Barrington. A spacious and well-maintained 2-bedroom, 2-bathroom end-unit condo offering over 1,000 sq. ft. of comfortable living in the heart of Thickwood. Perfectly located near elementary and high schools, shopping, dining, walking trails, transit, a dog park, and more, this unit offers both convenience and lifestyle. Inside, you'll find a functional kitchen with lots of storage that flows into a large dining area and a sunken living room with an electric fireplace, creating a warm and welcoming space. The living room opens to a private balcony, perfect for enjoying your morning coffee or fresh air. The primary bedroom features a large walk-in closet and a 4-piece ensuite, while the second bedroom includes its own 3-piece ensuite ideal for guests or shared living. Laminate flooring runs throughout the unit, creating a clean, cohesive feel, and the in-suite laundry comes with a convenient storage room. Additional features include one assigned energized surface parking stall, with the option to rent a second stall for \$75/month. The building itself is clean, quiet, and well-managed, featuring a spacious and welcoming lobby, elevator access, and visitor parking at the front entrance. Whether you're a first-time buyer, looking to downsize, or seeking an investment opportunity, this end-unit condo offers exceptional value, space, and location in one of Fort McMurray's most established communities.