

207, 600 Signal Road
Fort McMurray, Alberta

MLS # A2225771



\$127,900

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|------------------|-------------------------|---------------|-------------------|
| Division: | Thickwood | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 958 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Off Street, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Other | | |

| | | | |
|--------------------|------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 545 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Vinyl Windows | | |

Inclusions: Fridge, stove, washer, dryer

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. This 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.