

# \$135,000 - 414, 600 Signal Road, Fort McMurray

MLS® #A2222007

## \$135,000

3 Bedroom, 2.00 Bathroom, 1,066 sqft  
Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

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!

Built in 1976

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2222007      |
| Price          | \$135,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,066         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |



|        |           |
|--------|-----------|
| Style  | Townhouse |
| Status | Active    |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 414, 600 Signal Road |
| Subdivision | Thickwood            |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | t9h3z4               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2   |
| Parking        | Parkade                                       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, No Smoking Home, Vinyl Windows           |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished                                    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard, Landscaped    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 27             |
| Zoning         | R3             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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