

# \$439,500 - 121 Signal Cove, Fort McMurray

MLS® #A2224430

## \$439,500

4 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.16 Acres

Thickwood, Fort McMurray, Alberta

121 SIGNAL COVE! Located in Central Thickwood sitting on very nice large 6,788 sqft culda-ca corner lot adjacent to Signal Road and the Birchwood Trail system that spans 32km+. Conveniently located; you are also just blocks away from Elementary schools, ball diamonds, dog park and grocery store! This location is excellent and you get a yard wit Mature tree's & a view of the greenbelt which is also very private with a lovely rear deck, shed & fire pit area! You have 4 beds, 3 baths which include primary bedroom ensuite, central A/C, all appliances; and is fully developed to include a very functional mudroom off the attached garage with storage! Other upgrades include Furnace, hot water tank, shingles, siding, windows and more! Inside you have durable laminate flooring, white kitchen cabinets and the sink looks out to the large beautiful back yard so you can keep an eye on the kids from the kitchen! Main floor also has dinette area, 4 piece bathroom and fresh painting! This non-smoking home is in excellent condition and very well cared for. Basement is also fully developed with 4th bedroom, den/flex room and a large family room hang out area + storage & laundry room! Call today to view!

Built in 1976

## Essential Information

MLS® #

A2224430



Price	\$439,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,246
Acres	0.16
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	121 Signal Cove
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H3V8

### Amenities

Parking Spaces	3
Parking	Asphalt, Garage Door Opener, Garage Faces Front, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Corner Lot, Cul-De-Sac

Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 25th, 2025
Days on Market	13
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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