

# \$450,000 - 453 Signal Road, Fort McMurray

---

MLS® #A2245086

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,153 sqft

Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

NEW WINDOWS, SIDING, DOORS, SHINGLES. FRESH PAINT. NEW FLOORING. OPEN CONCEPT, 24X22 GARAGE. Welcome to 453 Signal Road: This spacious 4 bedroom 2.5 bathroom home has a lot to offer including New Shingles (2022), ample parking and toy storage, a detached garage, large backyard and a functional layout host to a main floor living room, updated kitchen, lower level family room and another level with a large recreation room - whether you're looking for a home for you to share with others or your own place where entertaining guests is a breeze, this is a great place to grow into and make your own!

A long driveway leads to the back of the property where a 24x22 detached double car garage is found. Comfortably park several vehicles or store your recreational toys with ease. The yard is fenced and the location couldn't be more convenient with beautiful tree lined Green Belt views from the front that provides direct access to walking trails while also being steps to schools, shopping and many other Thickwood amenities!

An open floor plan welcomes you inside where an updated kitchen with rich coloured cabinets, beautiful granite countertops, a large island, stainless steel appliances and a mosaic tile backsplash. Large windows bring in natural light and views and make the living room and dining room bright.

The top level of the home offers a private setting for 3 bedrooms, the largest with its own



2pc ensuite bathroom, and an updated 4pc bathroom with a tile surround shower and floating vanity.

This 4 level split has lots of space to stretch out in! The level below the main has a large and bright family room with a 4th bedroom and 3pc bathroom attached to it. Another short flight of stairs down and a massive recreation room awaits, the perfect space for a games room, theatre room, play room or workout area. Schedule a tour of this value packed home today!

Built in 1976

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2245086      |
| Price          | \$450,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,153         |
| Acres          | 0.15          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 453 Signal Road |
| Subdivision | Thickwood       |
| City        | Fort McMurray   |
| County      | Wood Buffalo    |
| Province    | Alberta         |
| Postal Code | T9H 3W6         |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 5 |
|----------------|---|

|         |                                                                                                     |
|---------|-----------------------------------------------------------------------------------------------------|
| Parking | Double Garage Detached, Driveway, Garage Faces Front, Heated Garage, Parking Pad, RV Access/Parking |
|---------|-----------------------------------------------------------------------------------------------------|

|              |   |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, See Remarks |
|-------------------|---------------------------------------------------------------|

|            |                                                                                                  |
|------------|--------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
|------------|--------------------------------------------------------------------------------------------------|

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

|         |      |
|---------|------|
| Cooling | None |
|---------|------|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                                                             |
|-----------------|---------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Greenbelt, Landscaped, Lawn, Rectangular Lot, Street Lighting, Views |
|-----------------|---------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
|--------------|--------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 1st, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 50 |
|----------------|----|

|        |    |
|--------|----|
| Zoning | R1 |
|--------|----|

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.