

# \$127,900 - 207, 600 Signal Road, Fort McMurray

MLS® #A2225771

**\$127,900**

3 Bedroom, 2.00 Bathroom, 958 sqft

Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

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.

Built in 1976

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225771    |
| Price          | \$127,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 958         |
| Acres          | 0.00        |
| Year Built     | 1976        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 207, 600 Signal Road |
| Subdivision | Thickwood            |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9H 4S6              |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking, Trash, Visitor Parking |
| Parking Spaces | 2                               |
| Parking        | Off Street, Underground         |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Vinyl Windows                                      |
| Appliances        | Dryer, Refrigerator, See Remarks, Stove(s), Washer |
| Heating           | Forced Air                                         |
| Cooling           | None                                               |
| Basement          | None                                               |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Other                  |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 14             |
| Zoning         | R3             |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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