

# **\$144,900 - 118, 600 Signal Road, Fort McMurray**

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MLS® #A2243354

**\$144,900**

3 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

Nestled in the Thickwood area, this charming townhome offers 3 cozy bedrooms and 2 bathrooms, providing the perfect space for you to call home. The full kitchen, complete with a dishwasher, opens to the spacious living area, creating a bright and airy atmosphere. With summer here, youâ€™ll love the abundance of natural light streaming through the large patio doors that open onto your very own private oasis. Whether you're hosting a BBQ in your fenced backyard, surrounded by towering trees offering utmost privacy, or simply relaxing in your cool, air-conditioned home, comfort is never compromised. Upstairs, you'll find generously sized bedrooms, each with ample closet space, and a bathroom featuring a luxurious soaker tub for ultimate relaxation. Updated flooring and painted in the last couple years, this home is easily move-in ready. The exterior has also had numerous upgrades over the years, including new siding and windows. The fully developed basement offers additional space, perfect for a home gym, office area or extra storage, and leads directly to your covered parking spot. Located in a peaceful, well-established neighborhood, youâ€™ll have easy access to all amenities, making this the ideal place to settle in. Donâ€™t miss the chance to own this incredible property! Call today to schedule your private showingâ€”you wonâ€™t want to let this one slip away.

Built in 1976



## Essential Information

MLS® #	A2243354
Price	\$144,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	942
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	118, 600 Signal Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3Z4

## Amenities

Amenities	Clubhouse, Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Pantry, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Washer, Window Coverings,
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
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Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	51
Zoning	R3

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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