

825, 600 Signal Road  
Fort McMurray, Alberta

MLS # A2232834



## \$149,900

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 489
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Vinyl Windows		

**Inclusions:** Refrigerator, Stove, OTR Microwave, Washer, Dryer, All Existing Window Coverings

Fully renovated townhouse at an affordable price and centrally located in Thickwood! This move in ready home has been tastefully renovated with neutral tones throughout and quality finishes from the luxurious vinyl plank throughout the main and upper level (no carpet home!), and modern kitchen cabinetry, perfect for a family home or an investment property! From the spacious living room, you will have access to a private, fenced in yard! The upper level is complete with 3 well sized bedrooms and a beautiful full bathroom tastefully renovated with a ceramic tile surround in the tub area. In the basement you find a laundry area, extra storage and direct access to 2 covered parking stalls in the parkade.