

**210, 600 Signal Road
Fort McMurray, Alberta**

MLS # A2268997



\$153,400

Division:	Thickwood		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,061 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 489
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer

If you've been waiting for a home that doesn't need a list of projects the moment you move in, here it is! #210, 600 Signal Road has had the work done for you. New vinyl plank on the main and upper level, a fully renovated kitchen with brand new cabinets + countertops, and both bathrooms refreshed so everything feels clean, modern, and easy to care for. It's move-in ready in the best way. Three bedrooms upstairs, a bright main floor that actually flows, and an unfinished basement that walks out straight to the underground parking. Translation: you're not freezing, brushing snow, or scraping windshields at 7:30 AM. (A small luxury that becomes a big one in winter.) And the location? It doesn't get more convenient than this corner of Thickwood. You're literally across the street from two public schools and a high school. Bus stop is steps away. Two convenience stores, a pub, a meat shop, and more just down the street. This is the kind of neighbourhood where day-to-day life just feels simple. If you want a home, or even an investment property, that gives you function, comfort, and a price point that makes sense, this one is worth seeing. It's the kind of place that's easy to live in and easy to love.