

433 Signal Road
Fort McMurray, Alberta

MLS # A2165037



\$449,900

Division:	Thickwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,593 sq.ft.	Age:	1976 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: n/a

Bright, spacious, updated home in beautiful Thickwood across from the trails! This home is located on a large lot with detached, heated garage, and tons of parking. From the moment you walk through the door, the pride of ownership shines through! A spacious main living area with living room, dining area and kitchen with tons of cupboard space, make up the main level. Upstairs you have an updated full bathroom, two bedroom, and a primary bedroom with a 3pc ensuite. The lower level has a fourth bedroom, another full bathroom and a family room with large bright windows. The basement has another living area, a laundry room, and utility room with storage area. There is also a cold storage closet, and crawl space for additional storage. The home has had many updates, including Vinyl Plank flooring, bathroom updates, a brand new furnace, the roof, siding, windows, and front deck have all been updated! The huge back yard, comes complete with a hot tub, a 10x12 shed, and double detached garage . The home comes with A/C, a water softener, central vac rough in, and is move in ready! This home is walking distance to schools, shopping, dog park, ball fields, playground and directly across from the trails. Call to view today!