



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**109 Signal Bay**  
**Fort McMurray, Alberta**

**MLS # A2234922**



**\$799,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,097 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage, RV Access/Parking		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Greenbelt, Landscaped, Stairs		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, Track Lighting, Walk-In Closet(s), Wet Bar		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer X2, Dryer X2, Microwave, All Window Coverings, Hot Tub, Basement TV Mounts, Main Floor TV Mount, Bedroom TV Mount, Basement Shelves, Basement Fridge, Water Softener, A/C, Garage Heater, Shed, and Bar Fridge.

Welcome to 109 Signal Bay, a true hidden gem in the heart of Thickwood! Nestled on a stunning 11,000+ sq. ft. lot backing directly onto the serene greenbelt, this home is a private oasis offering the perfect blend of outdoor beauty and urban convenience. With 5 bedrooms, 3.5 bathrooms, and a thoughtfully designed layout, this home is a haven for families and for those who love to host gatherings. Step inside and be welcomed by an inviting main floor featuring a spacious living room with a cozy wood-burning fireplace adorned with a live-edge wood mantel, adding a rustic yet elegant touch. The formal dining area offers the perfect setting for gatherings, while the expansive family room provides a comfortable space for relaxation and entertainment. The chef-inspired, two-toned kitchen is a culinary masterpiece, boasting rich cabinetry, granite countertops, a stylish copper apron sink, and a coffee/wine bar for added luxury. With ample counter space and updated stainless steel appliances, this kitchen combines functionality and flair, making it a true delight for any culinary enthusiasts. The main floor also features a spacious office, laundry facilities, and direct access to the breathtaking backyard, adding to the home's practicality and charm. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with its own ensuite bathroom and large walk-in closet. The fully finished basement adds even more living space with two additional bedrooms, a bathroom and a multipurpose laundry/kitchenette/storage room with a cold storage room as a bonus. Completing this level, there is a recreation area, offering endless possibilities for family living or hosting guests. The backyard is truly a paradise, offering a park-like setting where you can relax, play, or entertain amidst lush landscaping and towering trees. There is a large, two-tier deck, fire pit,

entertaining area, hot tub, and a 12 X 16 shed for extra storage. With a massive driveway, RV parking, and side yard access as well as direct access to your double heated garage, this property is as functional as it is beautiful. Recent upgrades include a dishwasher (2025), washer (2023), and water softener (2023), ensuring modern convenience throughout the home. If you're seeking a property that combines natural beauty, exceptional space, and thoughtful design, 109 Signal Bay is a must-see. Don't wait—check out the photos, floor plans and 3D tour, and schedule your private viewing today.