



GRASSROOTS
REALTY GROUP

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616, 600 Signal Road
Fort McMurray, Alberta

MLS # A2248396



\$158,999

Division:	Thickwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	961 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:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 477
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: FURNITURE IS OPTIONAL (TV COUCH BEDS AND DRESSERS)

FULLY RENOVATED UNIT Welcome to 616-600 Signal Road, located in the sought-after neighbourhood of Thickwood! This beautifully renovated 3-bedroom, 1.5-bath townhome is completely move-in ready and loaded with upgrades. The stunning kitchen features high-end white cabinetry, quartz countertops, stainless steel appliances, and modern LED lighting throughout the home. Enjoy no carpet—the entire home is finished with durable laminate flooring. The bathrooms have been tastefully updated, including an added exhaust fan, and the closets have been reconfigured with new doors for a fresh, functional look. Additional features include central air conditioning, a digital smart thermostat, pot lights in the living room, and a fresh paint job done just a few years ago. The furnace was replaced in 2019 for peace of mind. Outside, you’ll find a private backyard with a newly installed fence, perfect for relaxing or entertaining. With tons of upgrades and a location close to schools, shopping, and all amenities, this home is ready for its next owner. Make it yours today!