



**GRASSROOTS**  
REALTY GROUP

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**402, 600 Signal Road  
Fort McMurray, Alberta**

**MLS # A2249919**



**\$144,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	964 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>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 477
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** SHED IN REAR OF HOME

Welcome to 600 Signal Road Unit 402 in the heart of Thickwood! This 3-bedroom, 1.5-bath end-unit townhome offers the perfect blend of comfort and convenience. The kitchen has been beautifully renovated with quartz countertops, updated cabinets, appliances including a dishwasher, and flows nicely into the main living space. The main floor features laminate flooring, while the second level offers carpet in the bedrooms. Outside, enjoy your own private backyard, ideal for relaxing or entertaining. This unit also comes with 2 covered parking stalls in the underground parkade—a rare bonus! Located in a highly desirable area, you’ll love being close to schools, a dog park, shopping, and all amenities. Whether you’re looking for a smart rental investment or a place to call home, this property checks the boxes. call today for a personal showing