



**GRASSROOTS**  
REALTY GROUP

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**453 Signal Road  
Fort McMurray, Alberta**

**MLS # A2261254**



**\$450,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Thickwood  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 1,153 sq.ft.   | <b>Age:</b>   | 1976 (49 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Driveway, Garage Faces Front, Heated Garage, Pa    |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Greenbelt, Landscaped, Lawn, Rectangular Lot, Stree |               |                   |

|                    |   |
|--------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas                                       |
| <b>Floors:</b>     | Laminate  |
| <b>Roof:</b>       | Asphalt Shingle   |
| <b>Basement:</b>   | Finished, Full  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                      |
| <b>Foundation:</b> | Poured Concrete   |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Open Floorplan, See Remarks |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | R1 |
| <b>Utilities:</b> | -  |

**Inclusions:** N/A

Open House: Saturday, October 4th 11:00am - 1:00pm | NEW RENOVATIONS AND READY FOR IMMEDIATE POSSESSION! | Welcome to 453 Signal Road: This spacious 4 bedroom 2.5 bathroom home has a lot to offer including New Shingles (2022), ample parking and toy storage, a detached garage, large backyard and a functional layout host to a main floor living room, updated kitchen, lower level family room and another level with a large recreation room - whether you're looking for a home for you to share with others or your own place where entertaining guests is a breeze, this is a great place to grow into and make your own! A long driveway leads to the back of the property where a 24x22 detached double car garage is found. Comfortably park several vehicles or store your recreational toys with ease. The yard is fenced and the location couldn't be more convenient with beautiful tree lined Green Belt views from the front that provides direct access to walking trails while also being steps to schools, shopping and many other Thickwood amenities! An open floor plan welcomes you inside where an updated kitchen with rich coloured cabinets, beautiful granite countertops, a large island, stainless steel appliances and a mosaic tile backsplash. Large windows bring in natural light and views and make the living room and dining room bright. The top level of the home offers a private setting for 3 bedrooms, the largest with its own 2pc ensuite bathroom, and an updated 4pc bathroom with a tile surround shower and floating vanity. This 4 level split has lots of space to stretch out in! The level below the main has a large and bright family room with a 4th bedroom and 3pc bathroom attached to it. Another short flight of stairs down and a massive recreation room awaits, the perfect space for a games room, theatre room, play room or workout area.

Schedule a tour of this value packed home today!