



GRASSROOTS
REALTY GROUP

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**111, 610 Signal Road
Fort McMurray, Alberta**

MLS # A2262335



\$139,900

Division:	Thickwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	939 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Guest, Off Street, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 523
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, Storage, Walk-In Closet(s)		

Inclusions: Fridge, freezer/fridge, dishwasher, OTR microwave, induction stove, washer, dryer, curtain rods, window blinds, 2 sets of keys.

This chic, ground-floor residence effortlessly combines modern sophistication with everyday comfort. Offering a rare blend of space and style, it features 2 bedrooms, 2 bathrooms, a walk-in closet, and a full laundry room - all transformed with timeless design and thoughtful updates. Inside, every detail reflects a designer's touch - from the matte black cabinetry and warm brass accents to the fresh paint, wide-plank LVP flooring, and new stainless appliances. The kitchen shines with a large peninsula, sleek black subway tile backsplash, farmhouse sink, an induction stove, and dual fridges (or a fridge and stand-up freezer) - balancing form and function beautifully. The open dining area overlooks a sunken living room anchored by an electric fireplace (AS IS) and framed by windows that fill the space with natural light. Step out to the covered, ground-floor balcony - perfect for morning coffee, pets, or simply relaxing outdoors - complete with a private storage area. The primary suite offers a serene retreat with a 2-piece ensuite and walk-in closet, while the 5-piece main bath features a double vanity and designer finishes. A dedicated laundry room features ample cabinetry, a new dryer, and workbench adds both utility and polish. With an assigned parking stall (#111) and an unbeatable location near schools, the dog park, Birchwood Trails, and all of Thickwood's amenities, this turnkey property delivers modern sophistication and exceptional livability. Beautifully curated and move-in ready - this one stands out.