



GRASSROOTS
REALTY GROUP

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**449 Signal Road
Fort McMurray, Alberta**

MLS # A2262669



\$449,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,195 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar		

Inclusions: Refrigerator (x3), Stove, Dishwasher, OTR Microwave, Microwave in basement, Washer, Dryer, All Existing Window Coverings, curtain rods and curtains, Freezer in covered porch, TV mount, bar stools in basement, A/C Unit, Detached Shed, Garage Heater, Garage Door Opener

Welcome to 449 Signal Road, where timeless charm meets modern upgrades across from Greenbelt in the heart of Thickwood! This move-in-ready 5 bedroom bungalow has been professionally renovated from top to bottom — both cosmetic and functional — offering comfort, style, and unbeatable value. Step inside to be wowed by the natural wood styled wide LVP flooring that flows seamlessly throughout the main floor, while enjoying peaceful views of the greenbelt through the window in the spacious living room. Natural maple shaker cabinetry surrounds all walls of the kitchen, while allowing the stainless steel appliances to steal the show! No shortage of cabinetry or counterspace in this updated kitchen with direct access the 3 season covered back deck — perfect for morning coffees or evening BBQs. The beautifully updated bathroom is designed to impress, featuring double vanities and a sleek subway tile tub surround that adds a touch of modern elegance. The basement doubles your living space with a large family room (truly two rec spaces into one), a wet bar which can flex as a kitchenette, two additional bedrooms, a full bathroom, and a dedicated laundry room! Are you Looking for space for all your toys and tools? You've come to the right place! This "heated detached garage is the ultimate man cave, boasting 10' ceilings, an 8' door, 220v connections and a built in bar - a home within the home! The fully fenced and landscaped backyard offers the perfect blend of relaxation and recreation, complete with a cozy firepit and plenty of space for a trampoline or your favorite outdoor activities. The extensive list of renovations include: central AC (2024), furnace (2024), garage shingles (2022), house shingles (2015), main floor bathroom (2024),

painting (2024), main floor LVP and trim (2024), fence (2017), dishwasher (2024), Fridge (2023), washer and dryer (2020), and more! Not to mention that the electrical has received a full professional makeover between a new Siemens Electrical panel and replacement of all electrical outlets and switches in 2024. This property truly checks all the boxes — renovated, spacious, move-in ready, and steps away from nature’s beauty: the Birchwood Trails. Call to book your viewing today!