



**208 Signal Road  
Fort McMurray, Alberta**

**MLS # A2291701**



**\$519,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,936 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** N/A

Welcome to 208 Signal Road, a beautifully updated home offering over 1,900 sq ft of living space and plenty of room for the whole family. This spacious property features 3 bedrooms upstairs, 1 on the main floor, and an additional bedroom in the fully finished basement, making it ideal for growing families or those needing extra space. The primary suite is a true highlight, showcasing a fully renovated ensuite with a modern wet room and a massive walk-in closet. Convenience continues with laundry located on the second floor, right where you need it. The updated kitchen features quartz countertops and modern lighting, creating a bright and stylish space for cooking and entertaining. The main floor also boasts newer flooring and a comfortable living room area, perfect for relaxing with family or hosting guests. A unique dog wash station in the main floor hallway adds a thoughtful touch for pet owners. Step outside to enjoy the large yard and spacious back deck, ideal for summer BBQs and outdoor gatherings. Parking will never be an issue with the heated 23' x 21'5" garage and a large driveway offering plenty of space for vehicles. Located close to shopping, amenities, and everyday conveniences, this home combines space, upgrades, and a great location. Call today to schedule your private showing.