

# \$439,500 - 121 Signal Cove, Fort McMurray

MLS® #A2224430

## \$439,500

4 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.16 Acres

Thickwood, Fort McMurray, Alberta

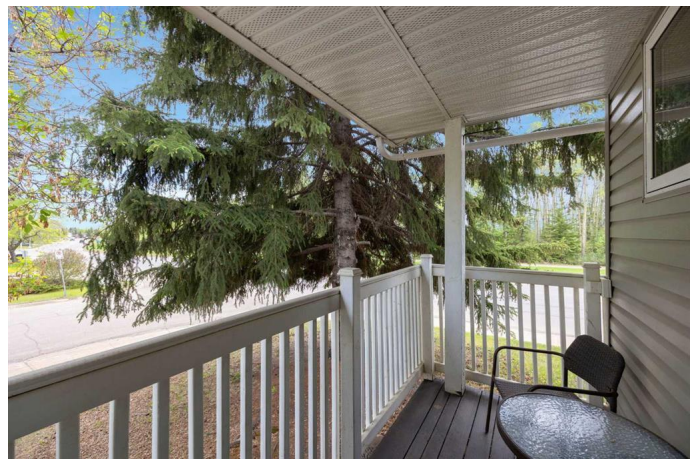
121 SIGNAL COVE! Located in Central Thickwood sitting on very nice large 6,788 sqft culda-ca corner lot adjacent to Signal Road and the Birchwood Trail system that spans 32km+. Conveniently located; you are also just blocks away from Elementary schools, ball diamonds, dog park and grocery store! This location is excellent and you get a yard wit Mature tree's & a view of the greenbelt which is also very private with a lovely rear deck, shed & fire pit area! You have 4 beds, 3 baths which include primary bedroom ensuite, central A/C, all appliances; and is fully developed to include a very functional mudroom off the attached garage with storage! Other upgrades include Furnace, hot water tank, shingles, siding, windows and more! Inside you have durable laminate flooring, white kitchen cabinets and the sink looks out to the large beautiful back yard so you can keep an eye on the kids from the kitchen! Main floor also has dinette area, 4 piece bathroom and fresh painting! This non-smoking home is in excellent condition and very well cared for. Basement is also fully developed with 4th bedroom, den/flex room and a large family room hang out area + storage & laundry room! Call today to view!

Built in 1976

## Essential Information

MLS® #

A2224430



|                |             |
|----------------|-------------|
| Price          | \$439,500   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,246       |
| Acres          | 0.16        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 121 Signal Cove |
| Subdivision | Thickwood       |
| City        | Fort McMurray   |
| County      | Wood Buffalo    |
| Province    | Alberta         |
| Postal Code | T9H3V8          |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Asphalt, Garage Door Opener, Garage Faces Front, Parking Pad, Single Garage Attached |
| # of Garages   | 1  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, No Smoking Home, Open Floorplan                        |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage |
| Lot Description   | Corner Lot, Cul-De-Sac          |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | See Remarks     |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 25th, 2025 |
| Days on Market | 8              |
| Zoning         | R1             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.