

# \$144,900 - 402, 600 Signal Road, Fort McMurray

MLS® #A2249919

**\$144,900**

3 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 600 Signal Road Unit 402 in the heart of Thickwood! This 3-bedroom, 1.5-bath end-unit townhome offers the perfect blend of comfort and convenience. The kitchen has been beautifully renovated with quartz countertops, updated cabinets, appliances including a dishwasher, and flows nicely into the main living space.

The main floor features laminate flooring, while the second level offers carpet in the bedrooms. Outside, enjoy your own private backyard, ideal for relaxing or entertaining. This unit also comes with 2 covered parking stalls in the underground parkade—a rare bonus!

Located in a highly desirable area, you'll love being close to schools, a dog park, shopping, and all amenities. Whether you're looking for a smart rental investment or a place to call home, this property checks the boxes. call today for a personal showing

Built in 1976

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2249919  |
| Price      | \$144,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 964           |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 402, 600 Signal Road |
| Subdivision | Thickwood            |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9H 3Z4              |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | None    |
| Parking Spaces | 2       |
| Parking        | Parkade |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Quartz Counters                                           |
| Appliances        | Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                |
| Cooling           | None                                                      |
| Has Basement      | Yes                                                       |
| Basement          | Full, Unfinished                                          |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 4                 |

Zoning

R3

## **Listing Details**

Listing Office

EXP REALTY

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