

# \$449,900 - 449 Signal Road, Fort McMurray

MLS® #A2262669

**\$449,900**

5 Bedroom, 2.00 Bathroom, 1,195 sqft

Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

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 â€” both cosmetic and functional â€” 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 â€” 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? Youâ€™ve come to the right place! This 26â€™x26â€™ heated detached garage is the ultimate man cave, boasting 10â€™ ceilings, an 8â€™ 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), 50 gallon hot water tank (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!

Built in 1976

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262669    |
| Price          | \$449,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,195       |
| Acres          | 0.15        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

Community Information

|             |                 |
|-------------|-----------------|
| Address     | 449 Signal Road |
| Subdivision | Thickwood       |
| City        | Fort McMurray   |

|             |              |
|-------------|--------------|
| County      | Wood Buffalo |
| Province    | Alberta      |
| Postal Code | T9H 3W6      |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 6                                         |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | Central Air                                                                                             |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full                                                                                          |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Fire Pit, Lighting, Private Yard, Storage |
| Lot Description   | Back Yard, Landscaped, Street Lighting    |
| Roof              | Asphalt Shingle                           |
| Construction      | Brick, Vinyl Siding                       |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 20                |
| Zoning         | R1                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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