

# \$404,900 - 453 Signal Road, Fort McMurray

MLS® #A2197349

**\$404,900**

4 Bedroom, 3.00 Bathroom, 1,153 sqft  
Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

NEW SHINGLES. FRESH PAINT. NEW FLOORING. OPEN CONCEPT, 24X22 GARAGE - GREAT PRICE! Welcome to 453 Signal Road: This spacious 4 bedroom 2.5 bathroom home has a lot to offer including New Shingles (2022), ample parking and toy storage, a detached garage, large backyard and a functional layout host to a main floor living room, updated kitchen, lower level family room and another level with a large recreation room - whether you're looking for a home for you to share with others or your own place where entertaining guests is a breeze, this is a great place to grow into and make your own! A long driveway leads to the back of the property where a 24x22 detached double car garage is found. Comfortably park several vehicles or store your recreational toys with ease. The yard is fenced and the location couldn't be more convenient with beautiful tree lined Green Belt views from the front that provides direct access to walking trails while also being steps to schools, shopping and many other Thickwood amenities! An open floor plan welcomes you inside where an updated kitchen with rich coloured cabinets, beautiful granite countertops, a large island, stainless steel appliances and a mosaic tile backsplash. Large windows bring in natural light and views and make the living room and dining room bright. The top level of the home offers a private setting for 3 bedrooms, the largest with its own 2pc ensuite bathroom, and an updated 4pc



bathroom with a tile surround shower and floating vanity.

This 4 level split has lots of space to stretch out in! The level below the main has a large and bright family room with a 4th bedroom and 3pc bathroom attached to it. Another short flight of stairs down and a massive recreation room awaits, the perfect space for a games room, theatre room, play room or workout area. Schedule a tour of this value packed home today!

Built in 1976

### Essential Information

MLS® #	A2197349
Price	\$404,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,153
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	453 Signal Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3W6

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Driveway, Garage Faces Front, Heated

Garage, Parking Pad, RV Access/Parking

# of Garages 2

### Interior

Interior Features Granite Counters, Kitchen Island, Open Floorplan, See Remarks

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Greenbelt, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed February 26th, 2025

Days on Market 37

Zoning R1

### Listing Details

Listing Office The Agency North Central Alberta

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.