



## 144 Signal Road Fort McMurray Alberta

\$299,999

HELLO AFFORDABILITY!! This well-maintained duplex boasts 4 bedrooms and 2 bathrooms with open-concept living in the heart of Thickwood. This property is a RARE find, featuring an oversized double garage with 220 wiring—heated and ready for your vehicles or woodworking, welding, or painting projects. The property has a stunning large yard that is fully fenced and gated for privacy, making it perfect for a family, pets, or a gardening enthusiast! The home has been freshly painted throughout with a brand new ROOF, so you won't have to lift a finger—just pack your bags. This home is priced to move, so ACT FAST!! (id:6769)

4pc Bathroom 4.92 Ft x 8.08 Ft

Bedroom 11.08 Ft x 15.17 Ft

Bedroom 11.17 Ft x 9.83 Ft

Furnace 8.25 Ft x 13.42 Ft

Primary Bedroom 10.75 Ft x 10.33 Ft

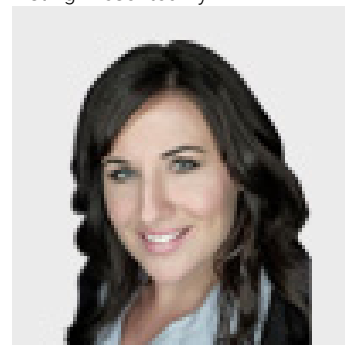
4pc Bathroom 4.92 Ft x 7.83 Ft

Dining room 8.75 Ft x 9.00 Ft

Kitchen 8.50 Ft x 9.67 Ft

Living room 11.67 Ft x 15.92 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

**RE/MAX**<sup>®</sup>

**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort  
McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net