



## 433 Signal Road Fort McMurray Alberta

\$449,900

Bright, spacious, updated home in beautiful Thickwood across from the trails! This home is located on a large lot with detached, heated garage, and tons of parking. From the moment you walk through the door, the pride of ownership shines through! A spacious main living area with living room, dining area and kitchen with tons of cupboard space, make up the main level. Upstairs you have an updated full bathroom, two bedroom, and a primary bedroom with a 3pc ensuite. The lower level has a fourth bedroom, another full bathroom and a family room with large bright windows. The basement has another living area, a laundry room, and utility room with storage area. There is also a cold storage closet, and crawl space for additional storage. The home has had many updates, including Vinyl Plank flooring, bathroom updates, a brand new furnace, the roof, siding, windows, and front deck have all been updated! The huge back yard, comes complete with a hot tub, a 10x12 shed, and double detached garage . The home comes with A/C, a water softener, central vac rough in, and is move in ready! This home is walking distance to schools, shopping, dog park, ball fields, playground and directly across from the trails. Call to view today! (id:6769)

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 12.50 Ft x 12.75 Ft

Bedroom 8.00 Ft x 10.75 Ft

Bedroom 9.58 Ft x 10.83 Ft

Recreational, Games room 20.50 Ft x 12.75 Ft

3pc Bathroom .00 Ft x .00 Ft

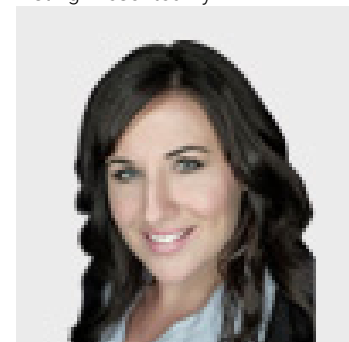
Bedroom 8.67 Ft x 12.08 Ft

Family room 17.08 Ft x 11.58 Ft

Living room 18.75 Ft x 14.17 Ft

Kitchen 12.17 Ft x 13.58 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

<http://kimstanley.ca>

**RE/MAX**<sup>®</sup>

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