

# \$460,000 - 453 Signal Road, Fort McMurray

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MLS® #A2245086

**\$460,000**

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® #	A2245086
Price	\$460,000
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, Views, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R1

### Listing Details

Listing Office	The Agency North Central Alberta
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