

# \$589,900 - 228 Signal Road, Fort McMurray

MLS® #A2220966

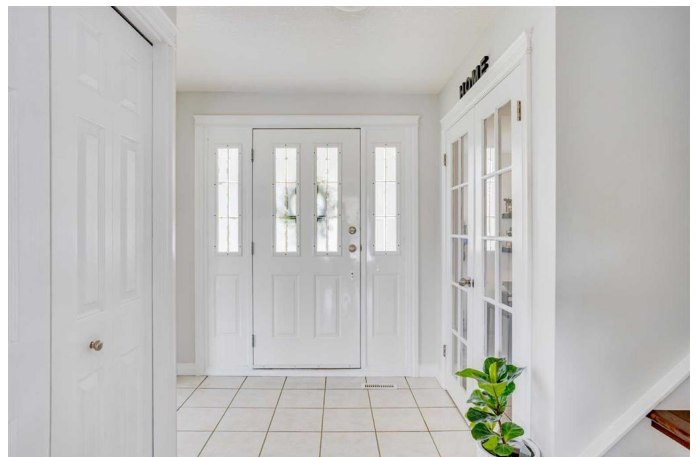
**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,861 sqft

Residential on 0.18 Acres

Thickwood, Fort McMurray, Alberta

CORNER LOT! SOUTH FACING BACK YARD! LOCATED ACROSS FROM CITY PARK! Welcome to this beautifully maintained family home situated on an expansive 8,000+ sq/ft corner lot in a desirable neighbourhood. With loads of parking, an attached double garage (equipped with a newer forced-air heater), and trailer access via the side yard gate, this property offers both space and convenience for your lifestyle. Step inside the main floor to find a welcoming spacious foyer, a cozy sunken office, and a bright living room perfect for family gatherings. The heart of the home is the large kitchen, featuring quartz countertops, subway tile backsplash, an island, stainless steel appliances, a view to the back yard, and an open view into the family room complete with a charming wood-burning fireplace. This level also includes a formal dining area, a half bathroom, and a laundry room for added convenience. Upstairs, the second level boasts three generously sized bedrooms, including the primary bedroom which comes with a renovated 3-piece ensuite (2019). A well-appointed 4-piece main bathroom completes the upper floor. The fully finished basement adds even more value with a fourth bedroom, a den, a large recreation room, an additional 4-piece bathroom, and ample storage space. Step outside to enjoy your fully fenced and landscaped backyard, ideal for kids, pets, and entertaining. Other notable updates include shingles (2016), fence (2021), electrical panel (2022), washer/dryer



(2020), gas stove (2023), dishwasher (2021), microwave (2023) Kitchen counter tops (2019), living room wood fireplace insert with WETT inspection (2018), hardwood flooring (2018), en suite bathroom and walk in closet (2019), ceiling texture/pot lights (2019), basement bathroom (2022), both furnaces (2019), hot water tank (2018), garage heater (2019) shed (2019), concrete walk way (2024).

With its impressive lot size, flexible layout, and quality updates, 228 Signal Road could be your next home. Don't miss out on this incredible opportunityâ€”schedule your private tour today!

Built in 1976

**Essential Information**

MLS® #	A2220966
Price	\$589,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,861
Acres	0.18
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	228 Signal Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3S3

**Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Private, See Remarks, Greenbelt
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	15
Zoning	R1

### Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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