



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**117 Signal Cove  
Fort McMurray, Alberta**

**MLS # A2298139**



**\$559,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,158 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Basement Freezer, Central Air Conditioner, Water Softener, All Window Coverings, BBQ, Garage Wood Stove, Garage Controls.

Welcome to 117 Signal Cove in the sought-after community where tranquility and serenity meet community pride that Thickwood offers. Situated on a massive lot of over 10,000 sq ft, a beautifully designed 4 bedroom, extra room, 2.5 bathroom home offers the perfect blend of comfort, space, and functionality. Step inside to discover a bright and open layout, ideal for everyday living and entertaining. The spacious main living area features large windows that fill the home with natural light, while the well appointed kitchen offers ample cabinetry, modern appliances, and plenty of counter space for cooking and gathering. This home is the perfect fit for families of all sizes ensuring the convenience and comfort for everyone. Downstairs provides the perfect rec room space for playing, relaxing or a nightshift workers peace. Outside, enjoy a double detached garage providing plenty of additional parking and storage space, along with a spacious landscaped backyard ready for relaxing, gardening, playing or hosting summer barbecues all this and more with the beautiful trails near by and the dog park for your furry friends to have some fun! This family friendly cul de sac makes living in the heart of Thickwood a dream. This location offers so much more, nature, trails, dog park, schools, amenities, shopping, bus routes and a golf course just minutes away. Don't miss the opportunity to own this stunning home! Schedule your private viewing today.