



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

481 Signal Road
Fort McMurray, Alberta

MLS # A2317884



\$429,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,227 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Aggregate, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Interior Lot		

Heating:	Exhaust Fan, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters, Sump Pump(s)		

Inclusions: Shed

Prime Thickwood Location | Fully Finished Basement with Separate Entrance | Move-In Ready Welcome to 481 Signal Road, a beautiful, well-maintained bungalow offering over 2,000 square feet of developed living space in the absolute heart of Thickwood. Situated on an impressive, expansive 6,500 sq. ft. lot, this home perfectly blends space, comfort, and unbeatable location. Step inside to a bright, welcoming main floor flooded with abundance of natural light. The spacious living area features freshly refinished hardwood floors and new paint throughout, giving the home a clean, modern, and vibrant feel. The main level hosts three comfortable bedrooms, a functional home office/den, a full bathroom, and a generous kitchen with plenty of cabinet space. The dining area seamlessly flows out to a massive, wrap-around two-tier deck—perfect for summer BBQs and outdoor entertaining in your fully fenced backyard. The fully developed basement features a separate entrance, offering excellent layout flexibility. Downstairs, you’ll find a massive recreation room anchored by a cozy wood-burning fireplace for those chilly winter nights, along with a fourth bedroom, a second full bathroom, and a dedicated laundry room. Unbeatable Outdoor & Community Lifestyle: Located directly across from pristine green spaces and scenic walking trails, this property is a dream for outdoor enthusiasts, runners, and pet lovers. Schools & Amenities: Steps away from highly ranked Fort McMurray schools (including Westview and Westwood), the YMCA, shopping plazas, and medical clinics. Pet-Friendly: An exceptional dog park is just a short walk away. Commuter’s Dream: Transit stops are right around the corner, providing quick and easy access for both site workers and city bus routes.

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