



GRASSROOTS
REALTY GROUP

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301, 600 Signal Road
Fort McMurray, Alberta

MLS # A2328078



\$169,000

Division:	Thickwood		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,200 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parkade		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 538
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Rare find! This 4-bedroom townhouse offers a functional layout with plenty of space for families, first-time buyers, or investors. The main floor features a bright and open living room with patio doors leading to the fully fenced, low-maintenance backyard, along with a spacious kitchen, convenient powder room, and main-floor laundry. Upstairs you'll find 3 bedrooms and a full bathroom, while the fully developed basement adds a 4th bedroom, an additional bathroom, a second laundry area, and extra storage space—perfect for guests, teens, or a home office. Recent updates include a newer furnace, new fridge, paint and countertops. With the convenience of two laundry setups and a hard-to-find 4-bedroom layout, this home offers flexibility and functionality for today's busy households