

# \$599,900 - 409 Signal Road, Fort McMurray

MLS® #A2217182

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,450 sqft

Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

2016 BUILT HOME! BUILT BY SELECT HOMES! (built many Oil Baron Dream homes), DETACHED HEATED GARAGE! Step into this beautifully designed 4-bedroom, 3-bathroom home, perfectly situated directly across from a peaceful greenbelt, offering the ideal blend of nature and modern living. The main floor boasts an open-concept layout, seamlessly connecting the large bright living room with a cozy gas fireplace and large windows to the chef-inspired kitchen. The kitchen is a true showstopper featuring a massive flat island, two-toned granite countertops, ceiling-height cabinetry, and sleek black stainless steel appliances (including a 2018 dishwasher) which looks onto a dining area that is sure to fit the entire family. Integrated Sonos speakers on the main level add the perfect audio experience for entertaining or relaxing. Upstairs the primary bedroom includes a walk-in closet and a luxurious en suite bathroom with modern finishes. The main 4-piece bathroom is finished with tile flooring, granite counters, and a tile-surround shower. A generously sized spare bedroom rounds out the upper level, perfect for guests or family. The first lower level mirrors the engineered hardwood flooring that upstairs has, and adds two large additional bedrooms, a full bathroom with a stand-up shower, granite countertop vanity, and a charming shiplap ceiling. There's also a dedicated storage room for convenience. The basement level is built for entertainment and functionality. A large rec



room is set up as a theatre space, with a roughed-in drain for a future wet bar. Off the rec room, you'll find a spacious laundry room complete with built-in cabinets, granite countertop, laundry sink, and a storage closet. Step outside to enjoy the spacious deck with a gas BBQ connection, along with a fenced landscaped yard. The detached garage is fully heated and features a new man door, newer garage overhead door, epoxy flooring, and new siding. A shed in the backyard offers even more storage. Other features include A/C, in floor heat in all bathrooms and front entry way, hot water on demand and central vac. Call now to book your personal showing.

Built in 2016

### Essential Information

MLS® #	A2217182
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,450
Acres	0.15
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	409 Signal Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H3W5

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Electric, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	2
Zoning	R1

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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