

**409 Signal Road  
Fort McMurray, Alberta****MLS # A2217182****\$599,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

**Heating:** In Floor, Electric, Forced Air, Natural Gas**Water:** -**Floors:** Hardwood, Laminate, Tile**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Finished, Full**LLD:** -**Exterior:** Concrete**Zoning:** R1**Foundation:** Poured Concrete**Utilities:** -**Features:** Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Sump Pump(s)**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, A/C Unit, Central Vac and attachments, Garage Heater, All window coverings, shed, Sonos speakers & Sonos Box on main level.

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.