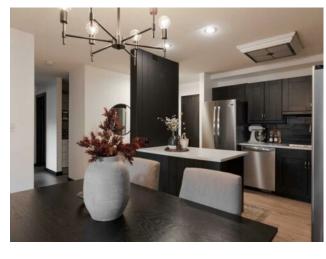




111, 610 Signal Road Fort McMurray, Alberta

MLS # A2262335



\$139,900

Division: Thickwood Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 939 sq.ft. Age: 1982 (43 yrs old) **Beds:** Baths: 1 full / 1 half Garage: Assigned, Guest, Off Street, Parking Lot, Stall Lot Size: Lot Feat:

Heating: Water: Baseboard Floors: Sewer: Vinyl Plank Roof: Condo Fee: \$ 523 **Basement:** LLD: Exterior: Zoning: Concrete, Mixed, Wood Frame R3 Foundation: **Utilities:**

Features: Built-in Features, Double Vanity, Storage, Walk-In Closet(s)

Inclusions: Fridge, freezer/fridge, dishwasher, OTR microwave, induction stove, washer, dryer, curtain rods, window blinds, 2 sets of keys.

This chic, ground-floor residence effortlessly combines modern sophistication with everyday comfort. Offering a rare blend of space and style, it features 2 bedrooms, 2 bathrooms, a walk-in closet, and a full laundry room - all transformed with timeless design and thoughtful updates. Inside, every detail reflects a designer's touch - from the matte black cabinetry and warm brass accents to the fresh paint, wide-plank LVP flooring, and new stainless appliances. The kitchen shines with a large peninsula, sleek black subway tile backsplash, farmhouse sink, an induction stove, and dual fridges (or a fridge and stand-up freezer) - balancing form and function beautifully. The open dining area overlooks a sunken living room anchored by an electric fireplace (AS IS) and framed by windows that fill the space with natural light. Step out to the covered, ground-floor balcony - perfect for morning coffee, pets, or simply relaxing outdoors - complete with a private storage area. The primary suite offers a serene retreat with a 2-piece ensuite and walk-in closet, while the 5-piece main bath features a double vanity and designer finishes. A dedicated laundry room features ample cabinetry, a new dryer, and workbench adds both utility and polish. With an assigned parking stall (#111) and an unbeatable location near schools, the dog park, Birchwood Trails, and all of Thickwood's amenities, this turnkey property delivers modern sophistication and exceptional livability. Beautifully curated and move-in ready - this one stands out.