

214, 610 Signal Road  
Fort McMurray, Alberta

MLS # A2265212



# \$189,900

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Thickwood                          |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,029 sq.ft.                       | Age:   | 1982 (43 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                |            |        |
|-------------|------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                      | Water:     | -      |
| Floors:     | Hardwood                                       | Sewer:     | -      |
| Roof:       | -                                              | Condo Fee: | \$ 532 |
| Basement:   | -                                              | LLD:       | -      |
| Exterior:   | Wood Frame, Wood Siding                        | Zoning:    | R3     |
| Foundation: | -                                              | Utilities: | -      |
| Features:   | Breakfast Bar, Kitchen Island, Quartz Counters |            |        |

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

Welcome to 214-610 Signal Road! This amazing unit was FULLY RENOVATED IN 2025 with CALIFORNIA KNOCK DOWN ceiling with pot lights, ENGINEERED BIRCH flooring throughout and is ROUGHED-IN for dual AC. As you walk in, you will be impressed by the design of the ALL-NEW kitchen featuring a massive 8 FT ISLAND, stain proof FORMICA backsplash, QUARTZ countertop, PLENTY of sleek cabinets by JOS-WILL, under cabinet lighting and brand-new stainless-steel appliances with an induction stovetop. The bright living room has large windows, an electric fireplace for cozy nights and a door to access your private balcony. Down the hall are the bedrooms, the laundry room and a 4-piece bathroom with Formica counter and nicely tiled tub/shower combo. The spacious primary has a 3-piece ensuite with a tiled stand-up shower added. Unit has its own shut off valves one of the only ones in the building. Don't miss the opportunity to call this place home and book your private showing today!