

\$449,900 - 449 Signal Road, Fort McMurray

MLS® #A2262669

\$449,900

5 Bedroom, 2.00 Bathroom, 1,195 sqft
Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 449 Signal Road, where timeless charm meets modern upgrades across from Greenbelt in the heart of Thickwood! This move-in-ready 5 bedroom bungalow has been professionally renovated from top to bottom â€” both cosmetic and functional â€” offering comfort, style, and unbeatable value. Step inside to be wowed by the natural wood styled wide LVP flooring that flows seamlessly throughout the main floor, while enjoying peaceful views of the greenbelt through the window in the spacious living room. Natural maple shaker cabinetry surrounds all walls of the kitchen, while allowing the stainless steel appliances to steal the show! No shortage of cabinetry or counterspace in this updated kitchen with direct access the 3 season covered back deck â€” perfect for morning coffees or evening BBQs. The beautifully updated bathroom is designed to impress, featuring double vanities and a sleek subway tile tub surround that adds a touch of modern elegance. The basement doubles your living space with a large family room (truly two rec spaces into one), a wet bar which can flex as a kitchenette, two additional bedrooms, a full bathroom, and a dedicated laundry room! Are you Looking for space for all your toys and tools? Youâ€™ve come to the right place! This 26â€™ x 26â€™ heated detached garage is the ultimate man cave, boasting 10â€™ ceilings, an 8â€™ door, 220v connections and a built in bar - a home within the home! The fully fenced and landscaped



backyard offers the perfect blend of relaxation and recreation, complete with a cozy firepit and plenty of space for a trampoline or your favorite outdoor activities. The extensive list of renovations include: central AC (2024), furnace (2024), 50 gallon hot water tank (2024), garage shingles (2022), house shingles (2015), main floor bathroom (2024), painting (2024), main floor LVP and trim (2024), fence (2017), dishwasher (2024), Fridge (2023), washer and dryer (2020), and more! Not to mention that the electrical has received a full professional makeover between a new Siemens Electrical panel and replacement of all electrical outlets and switches in 2024. This property truly checks all the boxes – renovated, spacious, move-in ready, and steps away from nature’s beauty: the Birchwood Trails. Call to book your viewing today!

Built in 1976

Essential Information

MLS® #	A2262669
Price	\$449,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,195
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	449 Signal Road
Subdivision	Thickwood
City	Fort McMurray

County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3W6

Amenities

Parking Spaces	6
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Closet Organizers, No Smoking Home, Vinyl Windows, Bar, Double Vanity, No Animal Home, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Freezer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Lighting, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	EXP REALTY
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