

\$824,888 - 109 Signal Bay, Fort McMurray

MLS® #A2234922

\$824,888

6 Bedroom, 4.00 Bathroom, 2,097 sqft
Residential on 0.26 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 109 Signal Bay, a true hidden gem in the heart of Thickwood! Nestled on a stunning 11,000+ sq. ft. lot backing directly onto the serene greenbelt, this home is a private oasis offering the perfect blend of outdoor beauty and urban convenience. With 5 bedrooms, 3.5 bathrooms, and a thoughtfully designed layout, this home is a haven for families and for those who love to host gatherings. Step inside and be welcomed by an inviting main floor featuring a spacious living room with a cozy wood-burning fireplace adorned with a live-edge wood mantel, adding a rustic yet elegant touch. The formal dining area offers the perfect setting for gatherings, while the expansive family room provides a comfortable space for relaxation and entertainment. The chef-inspired, two-toned kitchen is a culinary masterpiece, boasting rich cabinetry, granite countertops, a stylish copper apron sink, and a coffee/wine bar for added luxury. With ample counter space and updated stainless steel appliances, this kitchen combines functionality and flair, making it a true delight for any culinary enthusiasts. The main floor also features a spacious office, laundry facilities, and direct access to the breathtaking backyard, adding to the home's practicality and charm. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with its own ensuite bathroom and large walk-in closet. The fully finished basement adds even more living space with two additional bedrooms, a



bathroom and a multipurpose laundry/kitchenette/storage room with a cold storage room as a bonus. Completing this level, there is a recreation area, offering endless possibilities for family living or hosting guests. The backyard is truly a paradise, offering a park-like setting where you can relax, play, or entertain amidst lush landscaping and towering trees. There is a large, two-tier deck, fire pit, entertaining area, hot tub, and a 12 X 16 shed for extra storage. With a massive driveway, RV parking, and side yard access as well as direct access to your double heated garage, this property is as functional as it is beautiful. Recent upgrades include a dishwasher (2025), washer (2023), and water softener (2023), ensuring modern convenience throughout the home. If you're seeking a property that combines natural beauty, exceptional space, and thoughtful design, 109 Signal Bay is a must-see. Don't wait—check out the photos, floor plans and 3D tour, and schedule your private viewing today.

Built in 1976

Essential Information

MLS® #	A2234922
Price	\$824,888
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,097
Acres	0.26
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	109 Signal Bay
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3R6

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Driveway, Heated Garage, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Track Lighting, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other, Storage
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Greenbelt, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	38
Zoning	R1

Listing Details

Listing Office

ROYAL LEPAGE BENCHMARK

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