

# \$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	18
Zoning	R1

## Listing Details

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