



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**173 SITKA Drive, Fort McMurray T9H3C1**

MLS® #: **A2110039**

Area: **Thickwood**

Listing Date: **02/24/24**

List Price: **\$320,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$30k, 22-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1975**

Lot Information

Lot Sz Ar:

**6,435 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,141**

Low Sqft:

Ttl Sqft:

**1,141**

DOM

**85**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**4 Level Split**

Parking

Ttl Park:

**4**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped,Street Lighting  
Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

**Wood Frame**

Flooring:

**Ceramic Tile,Hardwood,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Ceiling Fan(s),Laminate Counters,See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>16`0" x 10`0"</b>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>12`10" x 13`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 10`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`10" x 13`0"</b>

Room	Level	Dimensions
<b>2pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>8`10" x 12`0"</b>
<b>Dinette</b>	<b>Main</b>	<b>9`0" x 8`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`9" x 11`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`9" x 10`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>21`0" x 24`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**4596TR**

Remarks

Pub Rmks:

**173 Sitka Drive - This 4 level home is situated on a massive lot in Thickwood. Inside you will find an oversize living room with a large front window providing an abundance of natural lighting leading to your dinette area great for entertaining family and friends. The massive kitchen provides lots of countertop and cupboard space with solid wood cabinet doors and space for an eating area access to the rear mudroom area that leads to your backyard, with an oversized deck and yard space. The upper level provides large bedrooms including the primary with a 2 piece en-suite ,upstairs also has a full four piece bathroom. The lower level includes a large rec room, an oversize bedroom and a three-piece bathroom. This level leads to the undeveloped basement that awaits your ideas don't wait this is in a great location close to schools, shopping, transportation, flocking trails, and so much more ; call today for your private viewing.**

Inclusions:  
Property Listed By:

**Fridge, stove, dishwasher , washer, dryer, microwave  
COLDWELL BANKER UNITED**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**







