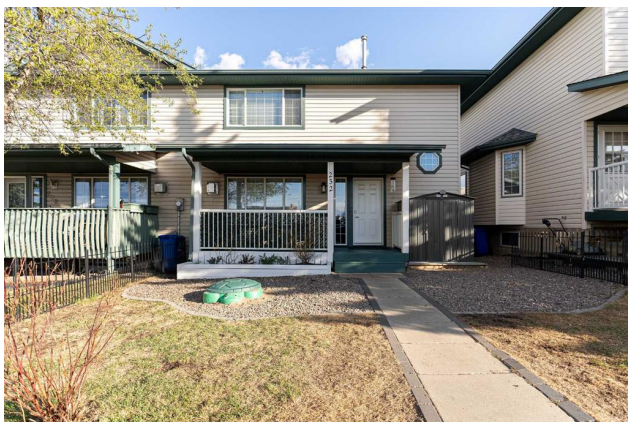


232 SITKA Drive, Fort McMurray T9H 5C9

MLS®#: **A2113799** Area: **Thickwood** Listing Date: **03/11/24** List Price: **\$369,000**
 Status: **Active** County: **Wood Buffalo** Change: **-\$30k, 20-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Fort McMurray**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **2,919 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Alley Access,Driveway,Garage Door Opener,Garage Faces Rear,Single Garage Attached**

DOM

66
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **None**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Double Oven,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Kitchen Island**
 Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Sewer Connected,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`11" x 18`5"	Dining Room	Main	10`0" x 15`6"
Kitchen	Main	10`9" x 13`7"	2pc Bathroom	Main	8`10" x 2`11"
Bedroom - Primary	Second	12`7" x 13`1"	4pc Ensuite bath	Second	5`11" x 9`10"
Bedroom	Second	11`2" x 12`10"	Bedroom	Second	15`5" x 9`4"
4pc Bathroom	Second	4`11" x 9`4"	Family Room	Basement	22`8" x 14`11"
Furnace/Utility Room	Basement	22`2" x 12`3"			

Title:
Fee Simple
Legal Desc:

Zoning:
R2

9723292

Remarks

Pub Rmks: **Looking for the perfect place to call home? This property is move-in ready and waiting for new owners to love it. Spacious half duplex in a great Thickwood location, close to schools, shopping and easy access to public transportation. Inside you will find a lovely home that has been very well cared for and updated to be show home ready. The main floor has an Open Concept Floor Plan with spacious Living Room, Dining Room and Kitchen. The remainder of the main floor has a two piece bathroom plus a back door mudroom with access to the attached garage. The upper level has a spacious Primary bedroom with walk in closet and a 4-piece ensuite bathroom, Two additional bedrooms and a 4-piece main bathroom. In addition there is a very large storage closet, ideal for all the extra linen and kids toys. The basement has been nicely developed to include a very cozy Family Room, plus a massive utility room which contains the laundry and furnace. Major updates of note: New furnace 2019, New Shingles 2022, all New Flooring throughout 2022, New Hot Water Tank 2023. This home truly is amazing and must be seen to be appreciated. Sellers to provide Title Insurance in Lieu of a Real Property Report. Call today for your private showing.**

Inclusions: **fridge, stove (with double oven), dishwasher, microwave, washer, dryer, central vac and existing attachments, existing window coverings, garage door opener and remote**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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



