



THE
A-TEAM

**RE/MAX
FIRST**

100 SIRIUS Avenue, Fort McMurray T9H5E1

MLS®#: **A2151875**

Area: **Thickwood**

Listing Date: **07/24/24**

List Price: **\$355,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 24-Aug**

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: **2,609 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Corner Lot,Rectangular Lot**
Park Feat: **Single Garage Attached**

DOM

54

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Exhaust Fan,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Closet Organizers,Laminate Counters,Open Floorplan,Sump Pump(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 6`0"	Dining Room	Main	10`0" x 15`8"
Kitchen	Main	10`10" x 13`9"	Living Room	Main	16`1" x 17`7"
Mud Room	Main	8`5" x 7`5"	4pc Bathroom	Second	4`11" x 9`2"
4pc Ensuite bath	Second	6`0" x 10`0"	Bedroom	Second	15`4" x 9`4"
Bedroom	Second	11`2" x 17`7"	Bedroom - Primary	Second	12`9" x 13`4"
4pc Bathroom	Lower	5`11" x 5`0"	Bedroom	Lower	14`11" x 12`7"
Kitchenette	Lower	15`0" x 4`10"	Game Room	Lower	15`0" x 9`4"

Furnace/Utility Room

Lower

9`4" x 8`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9723292

Zoning:

R2

Remarks

Pub Rmks:

Welcome to your new home at 100 Sirius Avenue in the heart of Thickwood! If you are looking for the PERFECT STARTER home for your family or an investment property, this is THE ONE! This charming and spacious home is freshly painted and ideal for families or as a lucrative investment property, with NO CONDO FEES. The main floor boasts a bright living room with large windows and a cozy fireplace, perfect for family gatherings. The open-concept kitchen and dining area are designed for entertaining, with easy access to the back deck for outdoor dining. Convenience is key with a half bath on the main floor, along with direct entry to the attached single garage. Upstairs, the master suite is a true retreat featuring a HUGE walk-in closet and a private ensuite bath. Two additional spacious bedrooms share a full bath, offering ample space for a growing family. The fully developed basement is a standout feature, complete with a kitchenette, bedroom, bathroom, and a stackable washer & dryer. The common area in the basement provides versatile space for a family room or a lounge for roommates. Situated on a desirable corner lot, this home offers extra privacy and a larger yard. Parking is a breeze with rear attached single garage. The location is exceptionally walkable, with Tim Horton's, grocery stores, bus routes, shopping, and more just a short stroll away. Don't miss out on this incredible opportunity at 100 Sirius Avenue - the perfect blend of comfort, convenience, and potential. Schedule your viewing today!

Inclusions:

Property Listed By:

Basement furniture

EXP REALTY

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