



THE
A-TEAM

**RE/MAX
FIRST**

146 SITKA Drive, Fort McMurray t9h3b9

MLS®#: **A2159369**

Area: **Thickwood**

Listing Date: **08/21/24**

List Price: **\$419,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1974**

Finished Floor Area
Abv Sqft: **916**
Low Sqft:
Ttl Sqft: **916**

DOM

28
Layout
Beds: **5 (2 3)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **6,600 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Stucco,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	9`8" x 5`0"
Dining Room	Main	9`10" x 7`2"
Living Room	Main	14`4" x 14`1"
3pc Bathroom	Basement	9`0" x 5`0"
Bedroom	Basement	9`2" x 9`7"
Laundry	Basement	9`0" x 10`3"

Room	Level	Dimensions
Bedroom	Main	13`1" x 9`1"
Kitchen	Main	9`10" x 13`4"
Bedroom - Primary	Main	11`0" x 11`11"
Bedroom	Basement	9`2" x 8`7"
Bedroom	Basement	8`5" x 11`4"
Game Room	Basement	11`10" x 13`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4596TR

Zoning:
R1

Remarks

Pub Rmks:

Welcome to your new home in the heart of Thickwood! This beautifully renovated 5-bedroom, 2 bathroom house is perfect for a small family looking for a cozy and comfortable place to call home. Step inside to find fresh paint throughout, creating a bright and inviting atmosphere. The upgraded kitchen features stunning quartz countertops, modern cabinetry with soft-close drawers, and stainless steel appliances. This thoughtfully designed space offers plenty of storage and counter space, making it both functional and stylish—perfect for everything from casual family meals to gourmet cooking. The living area is warm and welcoming, ideal for family gatherings or quiet nights in. This 5 bedroom home has updated flooring thru-out it. This home has been meticulously upgraded and you wanna make sure you put this home on your list. Outside, you'll discover a large backyard with a spacious raised deck, perfect for BBQs, entertaining, or simply enjoying the outdoors. The property backs onto a serene walking trail, providing a peaceful and picturesque setting. The oversized detached garage and large driveway offer plenty of parking space for multiple vehicles, making it convenient for families with several cars. This Thickwood gem combines upgrades with cozy charm, creating the perfect home for your family. Don't miss out - schedule a viewing today!

Inclusions:
Property Listed By:

**SHED / ALL WINDOW COVERINGS
EXP REALTY**

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