



THE
A-TEAM

**RE/MAX
FIRST**

232 SITKA Drive, Fort McMurray T9H 5C9

MLS®#: **A2169679**

Area: **Thickwood**

Listing Date: **10/01/24**

List Price: **\$339,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

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**

Finished Floor Area
Abv Sqft: **1,573**
Low Sqft:
Ttl Sqft: **1,573**

DOM

17
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:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Double Oven,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 18`5"
Bedroom - Primary	Second	12`7" x 13`1"
4pc Bathroom	Second	4`11" x 9`4"
Dining Room	Main	10`0" x 15`6"
4pc Ensuite bath	Second	5`11" x 9`10"
Family Room	Basement	22`8" x 14`11"

Room	Level	Dimensions
Kitchen	Main	10`9" x 13`7"
Bedroom	Second	11`2" x 12`10"
Furnace/Utility Room	Basement	22`2" x 12`3"
2pc Bathroom	Main	8`10" x 2`11"
Bedroom	Second	15`5" x 9`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2

9723292

Remarks

Pub Rmks:

This stunning half-duplex in the heart of Thickwood is move-in ready and offers an unbeatable value! With motivated sellers, no condo fees, and a price tag that's cheaper than renting, this is the ideal opportunity for new owners to step into a spacious, well-maintained home. Situated in a fantastic location, close to schools, shopping centers, and public transportation, this home has everything you need within reach. The main floor boasts an open-concept layout featuring a bright, spacious living room, a dining area, and a well-appointed kitchen—perfect for entertaining or family gatherings. A convenient mudroom, complete with access to the attached garage, and a 2-piece bathroom complete this level. Upstairs, the generous primary bedroom features a walk-in closet and a private 4-piece ensuite bathroom. Two additional bedrooms and a second 4-piece bathroom provide ample space for family members or guests. You'll also love the extra-large storage closet, ideal for linens, kids' toys, or seasonal items. The fully developed basement offers a cozy family room, perfect for movie nights or relaxing after a long day. Plus, the large utility room houses the laundry and furnace, with plenty of space for storage. Key updates include a new furnace (2019), new shingles (2022), all new flooring throughout (2022), and a brand-new hot water tank (2023), making this home truly move-in ready. This home must be seen to be appreciated, so don't miss out—call today to schedule your private showing!

Inclusions:
Property Listed By:

Existing Window Coverings
RE/MAX FORT MCMURRAY

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









