



THE
A-TEAM

**RE/MAX
FIRST**

221 SITKA Drive, Fort McMurray T9H 3C1

MLS®#: **A2179431**

Area: **Thickwood**

Listing Date: **11/15/24**

List Price: **\$850,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Full Duplex**
City/Town: **Fort McMurray**
Year Built: **1996**
Lot Information
Lot Sz Ar: **7,082 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,192**
Low Sqft:
Ttl Sqft: **2,192**

DOM

36
Layout
Beds: **8 (4 4)**
Baths: **5.0 (5 0)**
Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **8**
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,No Neighbours Behind**
Park Feat: **Driveway,Front Drive,Parking Pad,Paved,Side By Side,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard,Storage**

Construction: **Stucco**
Flooring: **Carpet,Hardwood,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Laminate Counters,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	8`1" x 6`5"
4pc Bathroom	Main	8`0" x 7`9"
Bedroom	Main	11`3" x 10`10"
Dining Room	Main	9`4" x 11`5"
Kitchen	Main	14`6" x 9`5"
Living Room	Main	15`3" x 20`6"
Bedroom - Primary	Main	11`4" x 10`11"

Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 7`9"
Bedroom	Main	11`3" x 10`11"
Dining Room	Main	9`4" x 11`2"
Kitchen	Main	14`6" x 9`6"
Living Room	Main	15`3" x 20`6"
Bedroom - Primary	Main	11`4" x 10`11"
4pc Bathroom	Basement	7`9" x 7`6"

4pc Bathroom
Bedroom
Dining Room
Kitchen
Living Room
Bedroom - Primary
Furnace/Utility Room
Furnace/Utility Room

Basement 7`9" x 7`5"
Basement 10`9" x 10`6"
Basement 11`6" x 6`11"
Basement 11`0" x 9`6"
Basement 14`0" x 20`2"
Basement 11`7" x 10`6"
Basement 7`9" x 7`1"
Basement 11`1" x 5`4"

Bedroom
Dining Room
Hall
Kitchen
Living Room
Bedroom - Primary
Furnace/Utility Room
Furnace/Utility Room

Basement 10`11" x 10`8"
Basement 11`4" x 6`9"
Basement 6`7" x 15`5"
Basement 11`0" x 9`3"
Basement 14`0" x 20`5"
Basement 11`5" x 10`6"
Basement 10`8" x 5`1"
Basement 7`10" x 6`7"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8122231**
 Zoning: **R3**

Remarks

Pub Rmks: **Welcome to 221 Sitka Drive: This side-by-side single-title duplex presents an exceptional investment opportunity being sold fully occupied. With four units under one roof—two lower and two upper suites all currently rented—this property offers a lucrative venture for savvy investors. Long-term renters, who express a desire to remain, currently occupy the units, showcasing the stability and reliability of this investment. The property has been meticulously maintained by the current owner, ensuring a turnkey experience for the new owner with new shingles replaced in 2018 and new front decks and stairs in 2022 while the stucco was painted in 2020. Inside, each unit features cohesive finishes, with the upper suites boasting gas fireplaces and hardwood floors, while the lower units offer luxury vinyl plank flooring and electric wall heaters. Additionally, each unit is equipped with its own laundry facilities, hot water tanks, and heat source. The layout of each unit is similar, comprising an open living space, spacious kitchen, and two bedrooms along with a four-piece bathroom. Most of the furniture throughout the units is included in the sale, enhancing the convenience for both the new owner and tenants. One of the upper units stands out as more executive, featuring a second bathroom and central air conditioning for added comfort. Nestled on a large, fully fenced corner lot, the property offers parking for up to eight vehicles in front and backs onto green space and parks. Its central location in the heart of Thickwood provides easy access to retail stores, bus stops, and schools, adding to its appeal and investment potential. Don't miss out on this opportunity to expand your real estate portfolio. Schedule your tour today and seize the potential offered by this full duplex.**

Inclusions: **Tenants furniture and personal belongings.**
Property Listed By: **The Agency North Central Alberta**

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









