



THE
A-TEAM

**RE/MAX
FIRST**

162 SIFTON Avenue, Fort McMurray T9H 3S1

MLS®#: **A2181993**

Area: **Thickwood**

Listing Date: **12/06/24**

List Price: **\$285,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,105

Year Built:

1977

Low Sqft:

Ttl Sqft:

1,105

Lot Information

Lot Sz Ar:

4,675 sqft

Lot Shape:

DOM

15

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Back Yard

Park Feat:

Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **None**

Int Feat: **Laminate Counters**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	7`7" x 15`6"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	9`4" x 12`8"
Den	Basement	9`1" x 15`2"
Storage	Basement	4`5" x 3`11"

Room	Level	Dimensions
Dinette	Main	7`8" x 8`0"
Living Room	Main	13`7" x 10`4"
Bedroom	Second	9`3" x 10`8"
Bedroom - Primary	Second	11`10" x 10`6"
Game Room	Basement	11`4" x 18`7"
Furnace/Utility Room	Basement	15`11" x 3`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7621355

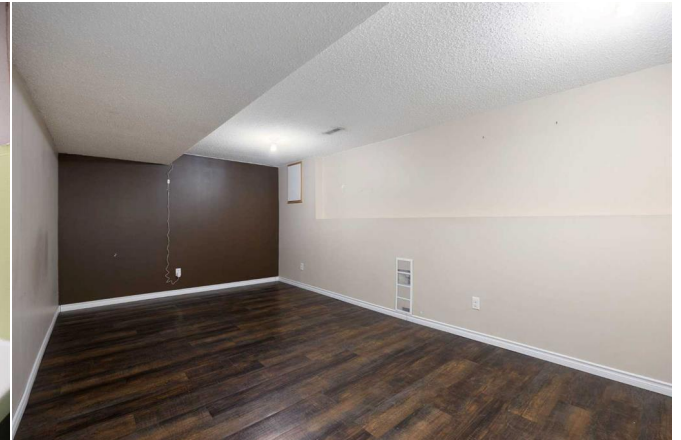
Zoning:
R2

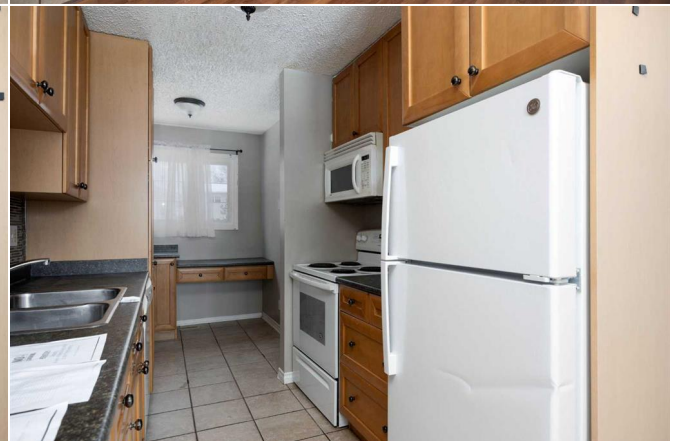
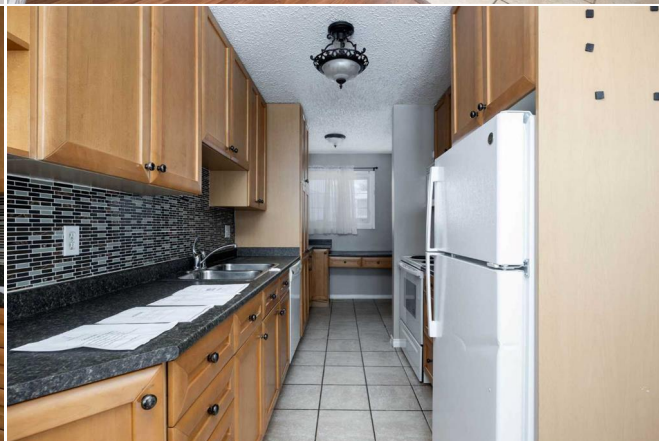
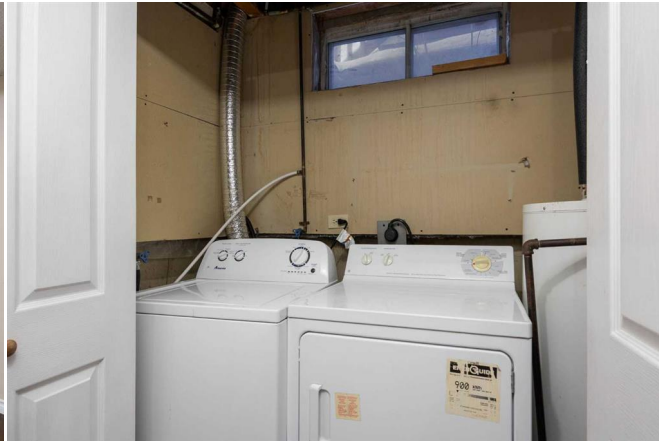
Remarks

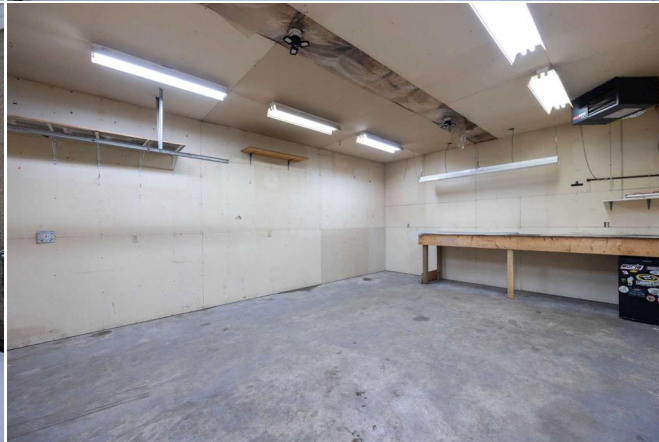
Pub Rmks: **Affordable home ownership exists in Fort McMurray in the heart of Thickwood with a detached garage and no condo fees in this duplex. This home has three bedrooms plus den in the basement. Whether a starter home or simple living, this home has everything you need. Or is downsizing in your future retirement? A back yard for the kids to play. The detached garage is a super single at 18'8 & 24'7". Lots of options here with a great location close to schools, busing and shopping. Property is being sold as is where is . Be sure to check out the 360 tour and detailed floor plans.**

Inclusions:
Property Listed By: **no chattels as is where is on possession
RE/MAX FORT MCMURRAY**

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

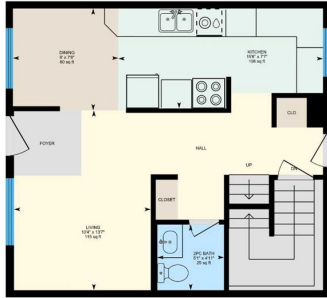






162 Sifton Ave, Fort McMurray, AB

Main Floor Exterior Area 549.92 sq ft
Interior Area 409.29 sq ft

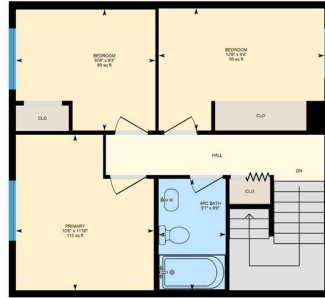


PREPARED: 2024/12/03

While regions are excluded from total floor area in OSUICE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

162 Sifton Ave, Fort McMurray, AB

2nd Floor Exterior Area 556.13 sq ft
Interior Area 528.14 sq ft



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Basement (Below Grade) Exterior Area 487.16 sq ft
Interior Area 429.47 sq ft

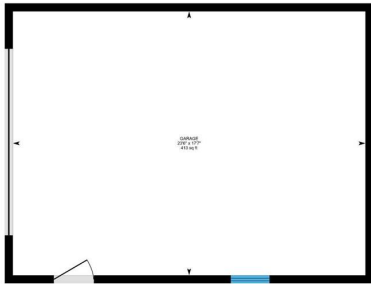


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Detached Garage Excluded Area 458.10 sq ft



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