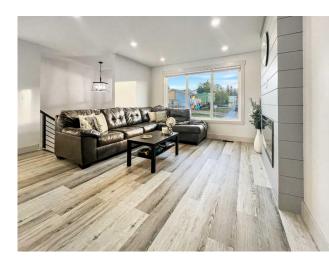


213 SITKA Drive, Fort McMurray T9H 3C1

MLS®#:	A2189328	Area:	Thickwood	Listing Date:	01/31/25	List Price: \$519,900
Status:	Active	County:	Wood Buffalo	Change:	None	Association: Fort McMurray



General Information				DOM	
Prop Type:	Residential			<u>5</u>	
Sub Type:	Detached			Layout	
City/Town:	Fort McMurray	Finished Floor Ar	ea	Beds:	5 (23)
Year Built:	1976	Abv Sqft:	1,020	Baths:	2.0 (2 0)
Lot Information		Low Sqft:		Style:	Bi-Level
Lot Sz Ar:	7,425 sqft	Ttl Sqft:	1,020		
Lot Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	1
Access:				5	
Lot Feat: Back Yard, Backs on to Park/Green Space, Lawn, Landscaped, Private, Rectangular Lot					
Park Feat: Driveway, Oversized, Single Garage Attached					

			Utilities and Features					
Roof:	Asphalt Shingle	Construction:	Construction:					
Heating:	Forced Air,Natural Gas		Composite Siding,Woo	Composite Siding,Wood Frame				
Sewer:			Flooring:	Flooring:				
Ext Feat:	Private Entrance, Private Yard, Storage		Tile,Vinyl	Tile,Vinyl				
			Water Source:	Water Source: Fnd/Bsmt:				
			Fnd/Bsmt:					
			Poured Concrete	Poured Concrete				
Kitchen Appl:	ol: See Remarks							
Int Feat: Utilities:								
	Room Information							
Room	Level	Dimensions	Room	Level	Dimensions			
5pc Bathroom		11`7" x 9`6"	Bedroom	Main	15`1" x 9`2"			
Bedroom	Main	11`9" x 13`9"	Dining Room	Main	12`1" x 6`11"			
Kitchen	Main	12`1" x 8`10"	Living Room	Main	15`3" x 15`10"			
4pc Bathroom	Basement	10`7" x 7`4"	Bedroom	Basement	9`4" x 12`11"			
Bedroom	Basement	14`5" x 8`9"	Bedroom	Basement	10`10" x 8`7"			

Family Room	Basement	12`10" x 11`4"	Furnace/Utility Room Legal/Tax/Financial	Basement	10`11" x 7`10"
Title: Fee Simple Legal Desc:	4596TR	Zoning: R1	Remarks		
Pub Rmks: Welcome to this exceptional 5-bedroom, 2-bathroom home boasting over 1,870 sq ft of living space. Thi modern amenities and thoughtful upgrades, all set in a prime location backing onto lush green space. K tank, roof, and attic insulation, along with upgraded wall insulation, new soffits, fascia, and gutters. The electrical service to 125A, all-new plumbing, a new garage heater, and more. Step inside to discover a w area. The living room features an oversized window, luxury vinyl flooring, and a cozy floor-to-ceiling ele design seamlessly connects the living area to the dining room and modern kitchen, which is outfitted wi backsplash, and a full suite of stainless steel appliances, including a French door fridge and built-in mic rear deck, complete with a custom-built gazebo—perfect for indoor-outdoor entertaining. The main leve luxurious 5-piece bathroom with a soaker tub, stand-alone shower, dual-sink vanity, and stunning tile ff family room, three additional large bedrooms, a shared 4-piece bathroom, and a convenient laundry are an issue with plenty of extra space throughout. The fenced and landscaped backyard is an oasis of trand a hot tub, dual-tier deck, and single attached garage. Situated on a huge lot backing directly onto greer move-in ready. Don't miss the chance to make this elegant, tastefully designed property your new home fridge, stove, dishwasher, microwave, washer, dryer, hot tub EXP REALTY				en space. Key updates incl gutters. The home also fea liscover a welcoming foyer -ceiling electric fireplace, butfitted with white shake built-in microwave. From t e main level also includes ming tile flooring. The low laundry area with side-by- asis of tranquility, featurin onto green park space, th	lude a new high-efficiency furnace, hot water atures new doors and windows, upgraded r leading up to a bright and spacious living perfect for gatherings. The open-concept r cabinetry, black hardware, a stylish tile the dining area, step out onto the elevated two generously sized bedrooms and a ver level offers even more space with a grand side washer and dryer. Storage will never be to a storage shed, fully enclosed gazebo with his home offers exceptional value and is truly

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



