



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**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

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1976**  
Lot Information  
Lot Sz Ar: **7,425 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,020**  
Low Sqft:  
Ttl Sqft: **1,020**

DOM

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

Parking

Ttl Park: **4**  
Garage Sz: **1**

Access:

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

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

Kitchen Appl: **See Remarks**  
Int Feat: **Built-in Features,Chandelier,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>5pc Bathroom</b>	<b>Main</b>	<b>11`7" x 9`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>15`1" x 9`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`9" x 13`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 6`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`1" x 8`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`3" x 15`10"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>10`7" x 7`4"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`4" x 12`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`5" x 8`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 8`7"</b>

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. This beautifully renovated property offers an incredible blend of modern amenities and thoughtful upgrades, all set in a prime location backing onto lush green space. Key updates include a new high-efficiency furnace, hot water tank, roof, and attic insulation, along with upgraded wall insulation, new soffits, fascia, and gutters. The home also features new doors and windows, upgraded electrical service to 125A, all-new plumbing, a new garage heater, and more. Step inside to discover a welcoming foyer leading up to a bright and spacious living area. The living room features an oversized window, luxury vinyl flooring, and a cozy floor-to-ceiling electric fireplace, perfect for gatherings. The open-concept design seamlessly connects the living area to the dining room and modern kitchen, which is outfitted with white shaker cabinetry, black hardware, a stylish tile backsplash, and a full suite of stainless steel appliances, including a French door fridge and built-in microwave. From the dining area, step out onto the elevated rear deck, complete with a custom-built gazebo—perfect for indoor-outdoor entertaining. The main level also includes two generously sized bedrooms and a luxurious 5-piece bathroom with a soaker tub, stand-alone shower, dual-sink vanity, and stunning tile flooring. The lower level offers even more space with a grand family room, three additional large bedrooms, a shared 4-piece bathroom, and a convenient laundry area with side-by-side washer and dryer. Storage will never be an issue with plenty of extra space throughout. The fenced and landscaped backyard is an oasis of tranquility, featuring a storage shed, fully enclosed gazebo with a hot tub, dual-tier deck, and single attached garage. Situated on a huge lot backing directly onto green park space, this home offers exceptional value and is truly move-in ready. Don't miss the chance to make this elegant, tastefully designed property your new home. Schedule your private showing today!**

Inclusions: **fridge, stove, dishwasher, microwave, washer, dryer, hot tub**

Property Listed By: **EXP REALTY**

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









