



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 SITKA Drive, Fort McMurray T9H 3C1**

MLS® #: **A2206494**

Area: **Thickwood**

Listing Date: **03/27/25**

List Price: **\$249,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Fort McMurray**

Year Built:

**1974**

Lot Information

Lot Sz Ar:

**3,600 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**706**

Low Sqft:

Ttl Sqft:

**706**

DOM

**65**

Layout

Beds:

**3 (1 2 )**

Baths:

**2.0 (2 0)**

Style:

**Attached-Side by Side,Bi-Level**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Off Street,Parking Pad**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**None**

Construction:

**Stone,Wood Siding**

Flooring:

**Carpet,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room

**Living Room**

**Kitchen**

**3pc Bathroom**

**Bedroom**

**3pc Bathroom**

Level

**Main**

**Main**

**Main**

**Basement**

**Basement**

Dimensions

**15`10" x 10`8"**

**11`4" x 9`3"**

**7`11" x 4`10"**

**11`6" x 10`3"**

**8`2" x 4`10"**

Room

**Dining Room**

**Bedroom - Primary**

**Bedroom**

**Family Room**

**Laundry**

Level

**Main**

**Main**

**Basement**

**Basement**

**Basement**

Dimensions

**7`11" x 9`4"**

**14`11" x 10`3"**

**10`3" x 8`3"**

**15`9" x 11`6"**

**13`10" x 8`6"**

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R2**

**4596TR**

Remarks

Pub Rmks: **Looking to downsize or break into the housing market? How about becoming a savvy investor? Here is your chance! This duplex features three bedrooms, two full bathrooms, alley access with rear parking, and is situated in a family-friendly neighbourhood close to schools, shopping, and parks. Located just a walking distance to many major amenities and easy access to public transportation adds to the appeal of this wonderful home!**

Inclusions: **SOLD AS IS WHERE IS UPON POSSESSION**

Property Listed By: **RE/MAX Connect**

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



