



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

MLS® #: **A2206494** Area: **Thickwood** Listing Date: **03/27/25** List Price: **\$259,900**  
 Status: **Active** County: **Wood Buffalo** Change: **None** 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:  
 Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Off Street, Parking Pad**

Finished Floor Area  
 Abv Sqft: **706**  
 Low Sqft:  
 Ttl Sqft: **706**

DOM

**5**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Attached-Side by Side, Bi-Level**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

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



