



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**214 SIFTON Avenue, Fort McMurray T9H 3S1**

MLS® #: **A2210756**

Area: **Thickwood**

Listing Date: **04/14/25**

List Price: **\$589,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1981**  
Lot Information  
Lot Sz Ar: **7,038 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,393**  
Low Sqft:  
Ttl Sqft: **1,393**

DOM

**27**  
Layout  
Beds: **6 (3 3 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Few Trees,Front Yard,Landscaped,Standard Shaped Lot**  
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Faces Front,Heated Garage,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other,Storage**

Construction:  
**Aluminum Siding ,Stucco,Vinyl Siding**  
Flooring:  
**Ceramic Tile,Hardwood,Linoleum,Vinyl**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer**  
Int Feat: **Kitchen Island,Laminate Counters,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`7" x 15`2"
Dining Room	Main	12`10" x 9`5"
Bedroom	Main	9`9" x 11`11"
3pc Ensuite bath	Main	7`5" x 5`10"
Bedroom	Basement	8`11" x 12`1"
Bedroom	Basement	12`5" x 10`10"
Laundry	Basement	12`6" x 11`8"

Room	Level	Dimensions
Kitchen	Main	13`1" x 15`5"
4pc Bathroom	Main	4`11" x 10`2"
Bedroom - Primary	Main	12`10" x 12`7"
Game Room	Basement	27`3" x 16`0"
4pc Ensuite bath	Basement	12`1" x 7`10"
Bedroom	Basement	9`11" x 10`5"
Bedroom	Main	9`9" x 11`7"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**7621355**

Remarks

Pub Rmks: **Some homes you walk up to and just know it is going to be your forever family home. This is the feeling you get at 214 Sifton Avenue. Perfectly positioned on a spacious corner lot in one of Thickwood's most sought-after neighbourhoods, 214 Sifton Avenue offers an exceptional opportunity to own a beautifully updated and thoughtfully maintained family home. Surrounded by mature trees and nestled in a quiet, established community, this modified bi-level residence effortlessly combines functionality with elevated everyday living. With six bedrooms and three bathrooms, this home offers generous space for families of all sizes. The open-concept main living area is designed for connection and comfort, featuring a seamless flow between the kitchen, dining, and living spaces—all anchored by a wood-burning fireplace that adds warmth and charm. The kitchen is a true heart-of-the-home with a large central island, updated appliances, and ample prep and storage space, perfect for hosting or day-to-day life. Bathed in natural light, the south-facing sunroom at the rear of the home offers a tranquil retreat with views of the expansive yard, ideal for morning coffee or quiet evenings. Outdoors, the property continues to impress with RV parking, an additional parking pad, an oversized shed, a hot tub, and a welcoming front porch. The heated double garage and concrete driveway complete the picture of practical luxury. The lower level is equally well-appointed, boasting a fantastic recreation room with large windows that flood the space with light, along with additional bedrooms, full bath, and plenty of storage—making it perfect for growing families or multigenerational living. Significant recent upgrades include updated siding, roof, and windows in 2013, ensuring peace of mind for years to come. The parking pad, and 12X16 shed were also upgrades in 2024. 214 Sifton Avenue is more than a house—it's a forever home in a prime, family-friendly location. This is a rare opportunity to own a beautifully upgraded property with space to grow, entertain, and truly thrive. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing of this fantastic property.**

Inclusions: **Existing Fridge, Stove, Dishwasher, Washer, Dryer, Shed, A/C, Garage Heater, Hot Tub, Pool Table, and Blinds.**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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











