



THE
A-TEAM

**RE/MAX
FIRST**

138 SITKA Drive, Fort McMurray T9H 3B9

MLS®#: **A2219391**

Area: **Thickwood**

Listing Date: **05/09/25**

List Price: **\$350,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$25k, 12-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1974

Lot Information

Finished Floor Area

Lot Sz Ar:

6,721 sqft

Lot Shape:

Abv Sqft:

872

Low Sqft:

Ttl Sqft:

872

DOM

62

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Lawn,Rectangular Lot
Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Vinyl Siding

Flooring:

Carpet,Linoleum,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat: **Ceiling Fan(s),Laminate Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	9`8" x 8`9"	Bedroom - Primary	Main	11`6" x 10`9"
4pc Bathroom	Main	9`8" x 5`0"	3pc Bathroom	Basement	9`8" x 5`0"
Living Room	Main	15`1" x 15`8"	Kitchen With Eating Area	Main	17`6" x 10`2"
Bedroom	Basement	9`0" x 8`5"	Bedroom	Basement	11`2" x 8`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

4596TR

Remarks

Pub Rmks: **Welcome to 138 Sitka Drive. A Renovated Bi Level Home on a Spacious Lot in Fort McMurray If you're searching for a move in ready home in Fort McMurray with space, updates, and charm, 138 Sitka Drive checks all the boxes. This bright and beautifully renovated 4 bedroom bi level home sits on a fully fenced 6,700+ ft² lot, backing onto a quiet utility right of way for added privacy. Step inside and you'll immediately notice the fresh, open feel. The welcoming entryway leads into a sunlit living room featuring new carpet and large windows that flood the space with natural light. The eat-in kitchen offers maple toned cabinetry to the ceiling, honeycomb patterned linoleum flooring, and sleek black stainless steel appliances that add a modern touch. From the kitchen, head out to the back deck, perfect for barbecues and overlooking the generous backyard. The fully fenced yard includes three large raised garden beds that make the most of Fort McMurray's summer sun, plus a peaceful side patio to enjoy your morning coffee. On the main floor, you'll find a stylishly updated 4 piece bathroom and two well appointed bedrooms with plenty of natural light and functional layout. Downstairs, the fully finished basement features a cozy rec room with a gas fireplace and pine-trimmed mantel as the focal point. Two additional good sized bedrooms, a renovated 3 piece bathroom, and a spacious laundry/utility room with extra under-stair storage complete the lower level. Ceiling fans throughout add year round comfort. Major upgrades include a high efficiency furnace, hot water tank, and central A/C, all replaced in 2017. The full basement renovation was completed in 2022, along with new bathrooms and flooring, adds lasting value and peace of mind for the next owners. 138 Sitka Drive offers an unbeatable blend of updates, a great location with walking distance to all amenities, and value. Call to view today!**

Inclusions: **3 garden beds, curtains, curtain rods, stand-up freezer in laundry room**

Property Listed By: **COLDWELL BANKER UNITED**

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







