

\$280,000 - 173 Sitka Drive, Fort McMurray

MLS® #A2177647

\$280,000

4 Bedroom, 3.00 Bathroom, 1,141 sqft

Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

Welcome home to Thickwood, at 173 Sitka Drive, located in the middle of shopping, schools, entertainment, restaurants, and churches. This 4 level side split is full of potential, and would be a wonderful place for any family to settle in. The main floor features an eat in kitchen, with a formal living and dining room. Upstairs you'll find a 4 piece bathroom, as well as three bedrooms, the primary containing a 2 piece ensuite. The lower level has another bedroom, a three piece bathroom, and a den, fully quipped with a wood stove, potentially slashing heating costs during the winter months. The basement is a large and open blank slate, waiting for your imagination, and contains the utility/furnace area as well as the laundry hook ups. If you need more storage, the crawl space is fully accessible from this level. Let's talk backyard! Adorned with beautiful cedars, It's almost 3600 sqft, with more than enough room to build that dream garage! With a little elbow grease, this house will turn into a home, and at this price point, it won't last long. Call your favourite realtor for a viewing today!

Built in 1975

Essential Information

MLS® #	A2177647
Price	\$280,000
Sold Price	\$267,500



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,141
Acres	0.15
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	173 Sitka Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3C1

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	See Remarks, Other
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 21st, 2024
Date Sold	November 25th, 2024
Days on Market	4
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	People 1st Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.