

# \$259,900 - 109 Sitka Drive, Fort McMurray

MLS® #A2206494

**\$259,900**

3 Bedroom, 2.00 Bathroom, 706 sqft

Residential on 0.08 Acres

Thickwood, Fort McMurray, Alberta

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!

Built in 1974

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2206494               |
| Price          | \$259,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 706                    |
| Acres          | 0.08                   |
| Year Built     | 1974                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 109 Sitka Drive |
| Subdivision | Thickwood       |



|             |               |
|-------------|---------------|
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9H 3C1       |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Lot Description   | Back Yard          |
| Roof              | Asphalt Shingle    |
| Construction      | Stone, Wood Siding |
| Foundation        | Poured Concrete    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 24               |
| Zoning         | R2               |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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