

\$230,000 - 109 Sitka Drive, Fort McMurray

MLS® #A2235718

\$230,000

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® # | A2235718 |
| Price | \$230,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 706 |
| Acres | 0.08 |
| Year Built | 1974 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Bi-Level, Side by Side |
| 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 | June 30th, 2025 |
| Days on Market | 73 |
| Zoning | R2 |

Listing Details

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

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