

# \$265,000 - 141 Sirius Avenue, Fort McMurray

MLS® #A2243686

## \$265,000

3 Bedroom, 2.00 Bathroom, 1,050 sqft  
Residential on 0.08 Acres

Thickwood, Fort McMurray, Alberta

141 Sirius Avenue â€” Affordable 2 storey home with a heated detached garage in a prime location

Welcome to 141 Sirius Avenue, a fantastic opportunity to own an affordable two storey home with a 29' x 19' detached heated garage, situated in a central and convenient area. This property offers great value with a partially fenced yard, back deck, and parking for up to 4 vehicles.

The main floor features durable laminate flooring, a spacious living room, a galley style kitchen with an eat in dining area, and a convenient 2 pc powder room. You'll also find access to the backyard from the rear entry, complete with a coat closet.

Upstairs includes three generously sized bedrooms and a full 4 pc bathroom, ideal for families or those needing additional space.

The basement is partially developed with a large rec room and a storage area.

Located within walking distance to shopping, restaurants, schools, bus stops, and more, this home combines comfort, convenience, and affordability.

Call today to book your private showing.

Built in 1978

## Essential Information

MLS® #	A2243686
Price	\$265,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,050
Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	141 Sirius Avenue
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3B8

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Wall/Window Air Conditioner
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Interior Lot, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 28th, 2025

Days on Market            1

Zoning                        R2

### **Listing Details**

Listing Office                COLDWELL BANKER UNITED

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