

# \$350,000 - 138 Sitka Drive, Fort McMurray

MLS® #A2219391

**\$350,000**

4 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 138 Sitka Drive. A Renovated Bi Level Home on a Spacious Lot in Fort McMurray

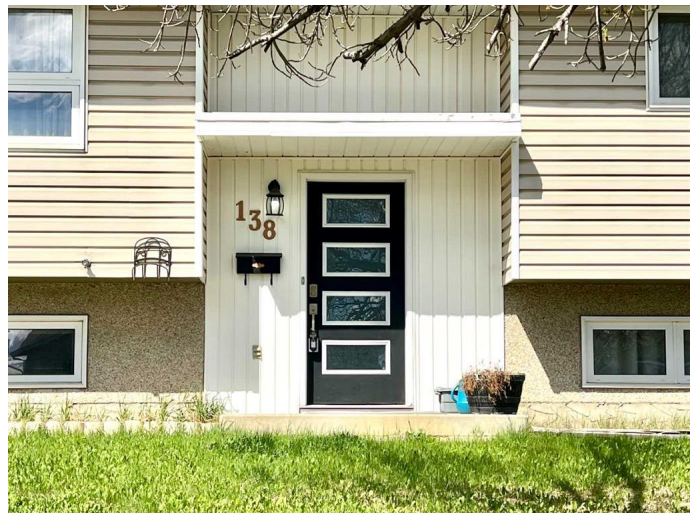
If you're searching for a move in ready home in Fort McMurray with space, updates, and charm, 138 Sitka Drive checks all the boxes. This bright and beautifully renovated 4 bedroom bi level home sits on a fully fenced 6,700+ ft<sup>2</sup> lot, backing onto a quiet utility right of way for added privacy.

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!

Built in 1974

### **Essential Information**

MLS® #	A2219391
Price	\$350,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	872
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	138 Sitka Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3B9

### **Amenities**

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	48
Zoning	R1

### Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

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.