



GRASSROOTS
REALTY GROUP

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141 Sirius Avenue
Fort McMurray, Alberta

MLS # A2232145



\$264,900

Division:	Thickwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,014 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Faces Front, Gravel Driveway, H		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Concrete
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Heater, Main Floor A/C window unit,

Oversized Heated Garage! Ample Parking! – Welcome to 141 Sirius Avenue! This well-maintained 2-storey duplex offers exceptional value, featuring a rare oversized heated detached garage perfect for storing vehicles, toys, and more. The main floor welcomes you with a bright and spacious living room off the front entrance, leading to a functional galley-style kitchen with ample counter and cabinet space. A cozy dining nook and a convenient half bath complete the layout. Step out from the main floor to a fully fenced backyard with a deck, ideal for outdoor entertaining and relaxation. Upstairs, you’ll find three generously sized bedrooms, including the primary bedroom, as well as a full 4-piece bathroom. The partially developed basement features a large finished rec room—perfect for a family room, playroom, or home office, the basement also includes laundry access. Located close to schools, parks, shopping, and all major amenities, this home offers both comfort, convenience, and affordability in one package. Don’t miss this opportunity—call today to schedule your private showing!