



GRASSROOTS
REALTY GROUP

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109 Sitka Drive
Fort McMurray, Alberta

MLS # A2235718



\$244,900

| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | Thickwood | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 706 sq.ft. | Age: | 1974 (51 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|----------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Wood Siding | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: SOLD AS IS WHERE IS UPON POSSESSION

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!