



GRASSROOTS
REALTY GROUP

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141 Sirius Avenue
Fort McMurray, Alberta

MLS # A2243686



\$256,000

Division:	Thickwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,050 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot, Rectangular Lot, Street Lighting		

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

Inclusions: n/a

141 Sirius Avenue – 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.