



**GRASSROOTS**  
REALTY GROUP

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**182 Sifton Avenue**  
**Fort McMurray, Alberta**

**MLS # A2244628**



**\$495,000**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,683 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Pantry, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** HOT TUB AS IS, GARAGE HEATER. BOAT IS FOR SALE.

Welcome to 182 Sifton Avenue: A spacious and character-filled home situated on a quiet street in one of Thickwood's most established and desirable neighbourhoods. Set on a large pie-shaped lot, this well-maintained property offers incredible functionality with a four car driveway, an attached heated double garage, and gated access to the backyard for additional secured storage—perfect for RVs, trailers, or recreational toys. With four bedrooms upstairs, two more on the lower level, and a sunny backyard oasis, this is an ideal home for growing families or anyone looking for long-term comfort and space. The exterior exudes timeless charm with green painted siding paired with classic brick, manicured garden beds, updated shingles, and a covered front porch that sets a welcoming tone. The oversized lot widens at the rear, giving you a fully fenced, west-facing backyard bathed in sunshine throughout the day—complete with a large deck ideal for entertaining or envisioning your future backyard pool. Step inside to a warm and inviting main floor layout. The front living room features large picture windows and a brick wood-burning fireplace, creating a cozy gathering space. The adjacent dining room offers room for formal entertaining and connects seamlessly to the bright kitchen at the back of the home. Here, refinished white cabinetry, black granite countertops, and stainless steel appliances including a gas range elevate the space, while a coffee bar with a second fridge adds everyday convenience. Garden doors lead out to the rear deck, making indoor-outdoor living effortless. A two piece powder room and access to the enclosed hot tub area complete the main level. Upstairs, you'll find four generously sized bedrooms, including a spacious primary retreat with a private two-piece ensuite. A centrally located four piece bathroom

provides easy access for the other bedrooms. The lower level of the home offers tile flooring, a large family room, two additional bedrooms, laundry, and extra space for guests, teens, or a home office setup. Additional features include central air conditioning, plenty of storage, and a layout that offers both practicality and flexibility for families of all sizes. With bus stops including the Suncor stop right out front, shopping, restaurants, and schools all within walking distance, this location offers the perfect blend of peaceful residential living with unbeatable everyday convenience. Move-in ready and full of charm, this is the kind of home that checks every box. Schedule your private showing today and experience the potential for yourself.