



GRASSROOTS
REALTY GROUP

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100 Sirius Avenue
Fort McMurray, Alberta

MLS # A2249666



\$329,900

Division:	Thickwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,714 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot, Street Lighting		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters, Vinyl Windows		

Inclusions: Basement: Refrigerator, Microwave

PRICED TO SELL – NO CONDO FEES! Welcome to 100 Sirius Avenue, a fantastic opportunity in the heart of Thickwood! Whether you're a first-time home buyer, growing family, or savvy investor, this move-in ready home checks all the boxes. ? Affordable Starter Home – Priced to Sell ? No Condo Fees – more savings & freedom ? Corner Lot with Extra Yard Space Step inside to a bright and spacious main floor featuring a cozy fireplace, large windows, and an open-concept kitchen & dining area – perfect for family living and entertaining. Step out onto the back deck for summer BBQs or evening relaxation. For added convenience, there's a half bath on the main floor plus direct entry to your attached single garage. Upstairs, the primary suite offers a private ensuite and a huge walk-in closet. Two additional bedrooms share a full bathroom, making it ideal for families. The fully developed basement is a bonus! Complete with a kitchenette, extra bedroom, bathroom, and even a second laundry area – it's perfect for guests, extended family, or generating rental income. Sitting on a desirable corner lot, you'll enjoy extra privacy and yard space. The location is unbeatable – just steps to Tim Hortons, grocery stores, schools, shopping, bus routes, and more. Don't miss out on this incredible value! 100 Sirius Avenue is the perfect blend of comfort, convenience, and potential – priced to sell and move-in ready. Schedule your private viewing today before it's gone!