



GRASSROOTS
REALTY GROUP

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248 Sitka Drive
Fort McMurray, Alberta

MLS # A2259242



\$359,888

Division:	Thickwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,527 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Fridge, OTR microwave, stove, dishwasher, window blinds, fridge in basement, microwave in basement, central vac & attachments

Ideal for First-Time Buyers or Investors, NO CONDO FEES! This move-in-ready duplex is located in the desirable subdivision of Thickwood, just steps from schools, parks, shopping, walking trails, and other everyday amenities—making it a smart choice for families or rental potential for those who like easy access to work and both city and site bus stops, restaurants, grocery stores and more. The main floor offers a bright, open-concept layout that includes a spacious living room with a cozy corner gas fireplace, a fresh white kitchen with stainless steel appliances, a large island, and ample countertop and cabinet space, all overlooking the formal dining area—perfect for entertaining. You'll also love the walk-in pantry on the main level, adding valuable storage space for busy households. With a total of four bedrooms, a main-floor den, three full bathrooms, and a convenient 2-piece powder room, this home offers flexible living for growing families or multiple tenants. The fully developed basement features a kitchenette, providing great potential for a nanny suite or additional rental income. There’s no carpet in the home—just easy-to-maintain laminate flooring throughout—and thoughtful upgrades add even more value. You'll enjoy the convenience of an attached garage with direct access, plus an extended front driveway that offers extra parking space. Other highlights include a central vacuum system, a Hydro FLOW water softener(a chemical-free way of softening water, visit <https://www.hydroflow.ca>). Additional upgrades include shingles replaced five years ago, and a hot water tank that is approximately 7–8 years old. This home is in fantastic condition, and the exterior also features a front veranda and a quaint yard space. This home combines location, layout, and long-term value—an

excellent opportunity you don’t want to miss. Book your private showing today!