



100 Sirius Avenue
Fort McMurray, Alberta

MLS # A2301246



\$339,900

Division:	Thickwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,714 sq.ft.	Age:	1998 (28 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:	Exhaust Fan, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters, Vinyl Windows		

Inclusions: Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Basement: Refrigerator, Microwave

PRICED TO SELL – NO CONDO FEES! This 1,714 sq. ft. two-story duplex in the desirable Thickwood area represents an exceptional opportunity for a first-time homebuyer or investor looking for a move-in-ready property. Recently updated with fresh paint throughout and brand-new flooring across the main level, this home is clean, modern, and ready for its new owners. For ultimate peace of mind, the furnace was replaced in 2025 and remains under warranty, ensuring reliable comfort for years to come. The bright, open-concept main floor features a cozy fireplace, a functional kitchen and dining area, and direct access to both a back deck and an attached single garage. The upper level is thoughtfully designed with a primary suite featuring a private ensuite and a massive walk-in closet, along with two additional bedrooms and a full bathroom. Adding even more value is the fully developed basement, which comes complete with a kitchenette, an extra bedroom, a bathroom, and a second laundry area—ideal for guests, extended family, or potential rental income. Situated on a prime corner lot, the property offers extra yard space and privacy while being steps away from Tim Hortons, grocery stores, schools, shopping, and major bus routes. With no condo fees and an unbeatable location, 100 Sirius Avenue offers a perfect blend of comfort and investment potential. Schedule your private viewing today!