



**104 Siesta Garden
Fort McMurray, Alberta**

MLS # A2302722



\$379,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	874 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Asphalt, Double Garage Detached, Off Street, RV Access		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer & dryer, freezer in basement, current window coverings, 2 garage remotes. Wood stove in the garage "as is" - Sellers didn't use it.

Tucked into a highly sought-after Thickwood neighbourhood, this charming 4-bedroom home offers the perfect blend of comfort, privacy, and nature. Situated in Siesta Gardens, the property boasts a rare setting - fronting green space, backing onto green space, and located directly across from scenic trails, creating a serene environment you'll love coming home to. Step inside to a bright and inviting living room filled with natural light and picturesque views of the greenery out front - keep an eye out for local wildlife like deer or even moose. The open-concept layout seamlessly connects the living area to the beautifully updated kitchen and dining space, making it ideal for entertaining family and friends. The kitchen features stunning quartz countertops, ample counter space, and a functional island with plenty of storage. From the dining area, step out onto your deck and enjoy a private backyard oasis with only one direct neighbour. The main level is complete with two comfortable bedrooms and a spacious full bathroom. Downstairs, the fully renovated basement offers two additional bedrooms, a stylish bathroom, a recreation room and abundant storage space - perfect for growing families or guests. Outside, you'll find a double detached garage with 220V power and plenty of off-street parking. Located in a quiet area close to schools, shopping, and an extensive trail system, this home also provides quick and easy access to downtown and Highway 63. A rare opportunity in an unbeatable location - book your private showing today!