



GRASSROOTS
REALTY GROUP

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198 Sifton Avenue
Fort McMurray, Alberta

MLS # A2334587



\$400,000

Division:	Thickwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,592 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, Storage		

Inclusions: no chattels as is where is on possession

Six bedrooms. Two kitchens. One yard big enough to lose a golden retriever in. Welcome to 198 Sifton Avenue, where the word cozy came to retire. This is a 4 level split in Thickwood, & Thickwood is the kind of place people move to & then never leave. Mature trees line the streets. The lawns are green. Kids ride bikes. Neighbours wave. Nothing here feels brand new & rushed, because this pocket of Fort McMurray had time to grow into itself. Inside, the home offers 1,591.98 SQFT above grade, which is a lot of room to spread out. Start in the main floor living room. One big window pulls light across the whole space. There is room for a large couch, a real coffee table, & every person you invite over. Movie nights stop being a game of musical chairs. Take the stairs up & the galley kitchen is waiting. It keeps everything in reach, & a large pantry cupboard swallows up your groceries without complaint. The dining area sits right beside it, wrapped in a bay window that makes breakfast feel fancy. Push open the door there & you land on the deck, with stairs leading down to the yard. Dinner outside becomes a five second walk. Two bedrooms share this same level, along with a 4PC bathroom. A few more steps take you to the primary bedroom, tucked away on its own level. Two windows. A double closet with built in shelving. Enough floor space to actually walk around your bed instead of shuffling sideways. The 4PC ensuite means no more waiting in a hallway lineup while somebody else takes a long shower. The basement holds an illegal suite with three more bedrooms, a full kitchen, & a 3PC bathroom. Laundry lives down there too, along with serious storage space for bins, bikes, & the Christmas tree you swear you will sort out one day. Whether you need room for extended family, older kids who refuse to leave, or a smart addition to your rental portfolio, this level delivers. Outside, the

lot stretches out to 7,546 SQFT. The back yard is fenced & huge, shaded by a couple of beautiful mature trees that took decades to grow. Summer barbecues, a trampoline, a garden, a fire pit: pick your plan, there is room for all of it. Real shade in July is something money cannot buy later on. The front lawn keeps things simple & low maintenance, with a few more mature trees standing guard over the curb. Parking will never be a fight here. An attached double garage keeps vehicles warm through January, & the large driveway handles the rest of the crew. Guests, work trucks, teenagers with their first car: bring them. Schools, parks, shopping, & transit sit close by, so daily life stays easy. Errands take minutes. Big homes with this much room, on lots this size, in an established neighbourhood, do not come up often. This one is built for people who need space & want a street with roots. Check out the detailed floor plans where you can see every sink & shower in the home, and our 360 tour. Are you ready to say yes to this address?