



GRASSROOTS
REALTY GROUP

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189 Sitka Drive
Fort McMurray, Alberta

MLS # A2337466



\$385,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	909 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Garage Faces Front, Off Street, On Street, Parking Pad, RV Access		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Vinyl

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, RANGE HOOD

IMMEDIATE POSSESSION! Welcome to 189 Sitka Drive, a five bedroom, two bathroom bi-level set on an oversized lot of more than 6,900 square feet in a convenient Thickwood location. Minutes from schools, eateries, and everyday amenities, this home also offers the privacy of no direct neighbours behind you or on one side. The long, wide driveway easily accommodates multiple vehicles plus your RV, camper, trailer, or fifth wheel, so there is no need to pay for off-site storage. The arched front entrance adds character before you even step inside. Upstairs, the living and dining rooms are filled with natural light throughout the day, so much so that you rarely need to turn the lights on. The kitchen offers plenty of both upper and lower cabinetry with charm to match. The main floor primary bedroom is generously sized and easily fits a king bed, with a sliding door closet plus an additional closet, and the full bathroom on this level offers ample countertop and cabinet space. Downstairs you will find four more bedrooms, giving everyone their own space, along with a second full bathroom, the laundry area, and a spacious storage room under the stairs. Outside, the massive yard includes a back deck perfect for lounging and soaking up the sun, a 15 x 25 garage with a swing gate behind it, and two sheds for extra storage. Central air conditioning keeps things comfortable all summer long. This home has been well maintained with a long list of updates: hot water tank (2023), furnace (2021), central air conditioning (2021), vinyl windows throughout (2021), flooring (2017), and all bathrooms refreshed with new flooring and backsplash (2022). Request your private showing experience today.