



## 169 Sitka Drive Fort McMurray Alberta

\$399,999

Located on a serene street, 169 Sitka Drive is a stunning bi-level home, ideal for your growing family! With 3+2 bedrooms and 3 bathrooms, it offers ample space and comfort. The main floor features a bright living room with gorgeous hardwood flooring, leading to the newly renovated eat-in kitchen with BRAND NEW FLOORING. You'll love the abundance of cabinet space and the beautiful butcher block counters! Down the hall, you'll find three spacious bedrooms, all boasting hardwood flooring. The primary bedroom includes a convenient 2-piece en-suite. Plus, there's a well-appointed 4-piece bathroom on this level. The basement features BRAND NEW CARPET and is a cozy retreat, complete with a large family room with a gas fireplace. Two additional bedrooms await you down the hall, along with a custom bathroom offering a jetted tub and separate shower. And let's not forget about the practicalities! The house includes a laundry room with a front-load washer and dryer and central vac. Step outside to the fully fenced and landscaped backyard, complete with a two-tiered deck and a gas barbecue hook up. Access the back alley to discover the 16x24 heated garage and parking for 3 vehicles. Stay cool during the summer with BRAND NEW central air conditioning, and keep your home clean with the convenience of central vacuum. 169 Sitka Drive is conveniently situated within walking distance of grocery stores, Tim Hortons, restaurants, shopping centres, playgrounds, schools, and more! Don't miss out on this fantastic opportunity. Numerous updates have been made within the past 8 years, including the HOT WATER TANK, DECK, FENCE, SHINGLES, NEW flooring in the kitchen, upstairs bathrooms, and front foyer. The garage also features a gas heater, and the kitchen has new countertops and backsplash. Schedule a viewing and make this your new home sweet home! Sh...

Family room 6.76 M x 4.44 M

Bedroom 3.25 M x 2.34 M

Bedroom 3.25 M x 3.02 M

4pc Bathroom .00 M x .00 M

Laundry room 2.72 M x 2.59 M

Living room 4.29 M x 4.29 M

Dining room 3.43 M x 2.08 M

Primary Bedroom 3.38 M x 3.99 M

2pc Bathroom .00 M x .00 M

Bedroom 3.23 M x 2.77 M

Bedroom 3.25 M x 2.77 M

4pc Bathroom .00 M x .00 M

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
SELLER DIRECT NORTHERN  
HOMES REALTY

**RE/MAX**

**RE/MAX Fort McMurray**

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Kitchen 3.38 M x 3.23 M