



# 213 Sitka Drive Fort McMurray Alberta

\$519,900

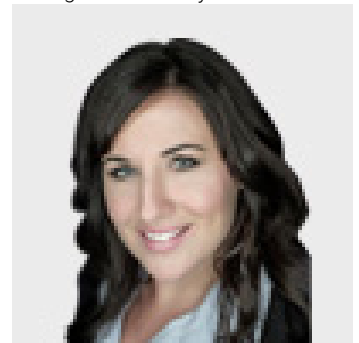
Welcome to this exceptional 5-bedroom, 2-bathroom home boasting over 1,870 sq ft of living space. This beautifully renovated property offers an incredible blend of modern amenities and thoughtful upgrades, all set in a prime location backing onto lush green space. Key updates include a new high-efficiency furnace, hot water tank, roof, and attic insulation, along with upgraded wall insulation, new soffits, fascia, and gutters. The home also features new doors and windows, upgraded electrical service to 125A, all-new plumbing, a new garage heater, and more. Step inside to discover a welcoming foyer leading up to a bright and spacious living area. The living room features an oversized window, luxury vinyl flooring, and a cozy floor-to-ceiling electric fireplace, perfect for gatherings. The open-concept design seamlessly connects the living area to the dining room and modern kitchen, which is outfitted with white shaker cabinetry, black hardware, a stylish tile backsplash, and a full suite of stainless steel appliances, including a French door fridge and built-in microwave. From the dining area, step out onto the elevated rear deck, complete with a custom-built gazebo—perfect for indoor-outdoor entertaining. The main level also includes two generously sized bedrooms and a luxurious 5-piece bathroom with a soaker tub, stand-alone shower, dual-sink vanity, and stunning tile flooring. The lower level offers even more space with a grand family room, three additional large bedrooms, a shared 4-piece bathroom, and a convenient laundry area with side-by-side washer and dryer. Storage will never be an issue with plenty of extra space throughout. The fenced and landscaped backyard is an oasis of tranquility, featuring a storage shed, fully enclosed gazebo with a hot tub, dual-tier deck, and single attached garage. Situated on a huge lot backing directly onto green park space, this...

- 4pc Bathroom 10.58 Ft x 7.33 Ft
- Bedroom 9.33 Ft x 12.92 Ft
- Bedroom 14.42 Ft x 8.75 Ft
- Bedroom 10.83 Ft x 8.58 Ft
- Family room 12.83 Ft x 11.33 Ft
- Furnace 10.92 Ft x 7.83 Ft

- 5pc Bathroom 11.58 Ft x 9.50 Ft
- Bedroom 15.08 Ft x 9.17 Ft
- Bedroom 11.75 Ft x 13.75 Ft
- Dining room 12.08 Ft x 6.92 Ft
- Kitchen 12.08 Ft x 8.83 Ft
- Living room 15.25 Ft x 15.83 Ft

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

Listing Presented By:



Originally Listed by:  
EXP REALTY



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