



## 232 Sitka Drive Fort McMurray Alberta

\$339,000

This stunning half-duplex in the heart of Thickwood is move-in ready and offers an unbeatable value! With motivated sellers, no condo fees, and a price tag that's cheaper than renting, this is the ideal opportunity for new owners to step into a spacious, well-maintained home. Situated in a fantastic location, close to schools, shopping centers, and public transportation, this home has everything you need within reach. The main floor boasts an open-concept layout featuring a bright, spacious living room, a dining area, and a well-appointed kitchen—perfect for entertaining or family gatherings. A convenient mudroom, complete with access to the attached garage, and a 2-piece bathroom complete this level. Upstairs, the generous primary bedroom features a walk-in closet and a private 4-piece ensuite bathroom. Two additional bedrooms and a second 4-piece bathroom provide ample space for family members or guests. You'll also love the extra-large storage closet, ideal for linens, kids' toys, or seasonal items. The fully developed basement offers a cozy family room, perfect for movie nights or relaxing after a long day. Plus, the large utility room houses the laundry and furnace, with plenty of space for storage. Key updates include a new furnace (2019), new shingles (2022), all new flooring throughout (2022), and a brand-new hot water tank (2023), making this home truly move-in ready. This home must be seen to be appreciated, so don't miss out—call today to schedule your private showing! (id:6769)

Primary Bedroom 3.83 M x 3.99 M

Bedroom 3.40 M x 3.91 M

4pc Bathroom 1.50 M x 2.84 M

4pc Bathroom 1.80 M x 3.00 M

Bedroom 4.70 M x 2.84 M

Furnace 6.76 M x 3.73 M

Family room 6.91 M x 4.55 M

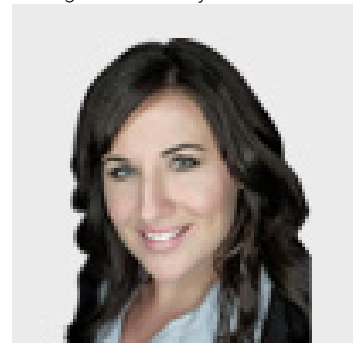
Living room 4.85 M x 5.61 M

Kitchen 3.28 M x 4.14 M

Dining room 3.05 M x 4.72 M

2pc Bathroom 2.69 M x .89 M

Listing Presented By:



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