



## Fort McMurray Alberta

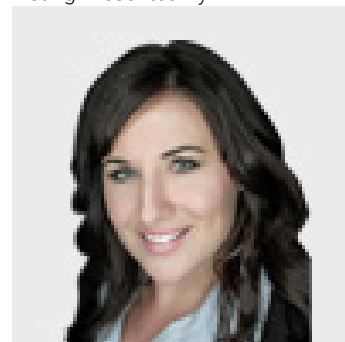
\$379,990

Welcome to 248 Sitka Drive Fort McMurray. This 1527 sq ft 2 story duplex with a fully developed basement sits in the beautiful and well established neighborhood of Thickwood. The main floor offers a fire place, hard wood floor, a powder room, an attached garage access door, and convenient back door access to the back yard. The kitchen's open layout flows into the dining area and living room. The kitchen has a large center island with lots of counter top working space. The second floor boasts to a total of three spacious bedrooms, including a primary bedroom and 4 pcs common bathroom. The primary bedroom is finished with 4 pcs ensuite. Head down to the basement where you will find 2 spacious bedrooms, a 3 pcs bathroom, and a large storage area under staircase. A low level deck is also built in the back yard . Roof was replaced in 2015. Hot water tank was replaced in 2017. Walking distance to shopping mall, schools, transit, bus stops and public health center. (id:6769)

Bedroom 5 3.40m x 4.06m  
Bedroom 6 2.60m x 4.55m  
Living room 4.64m x 4.27m  
Dining room 4.59m x 3.08m

Kitchen 3.02m x 3.47m  
Primary Bedroom 4.42m x 3.49m  
Bedroom 2 3.04m x 3.73m  
Bedroom 3 3.31m x 3.62m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

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**RE/MAX Fort McMurray**

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