

# \$259,900 - 109 Sitka Drive, Fort McMurray

MLS® #A2206494

**\$259,900**

3 Bedroom, 2.00 Bathroom, 706 sqft  
Residential on 0.08 Acres

Thickwood, Fort McMurray, Alberta

Looking to downsize or break into the housing market? How about becoming a savvy investor? Here is your chance! This duplex features three bedrooms, two full bathrooms, alley access with rear parking, and is situated in a family-friendly neighbourhood close to schools, shopping, and parks. Located just a walking distance to many major amenities and easy access to public transportation adds to the appeal of this wonderful home!

Built in 1974

## Essential Information

MLS® #	A2206494
Price	\$259,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	706
Acres	0.08
Year Built	1974
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

## Community Information

Address	109 Sitka Drive
Subdivision	Thickwood



City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3C1

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	31
Zoning	R2

### **Listing Details**

Listing Office	RE/MAX Connect
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