

## **\$359,990 - 248 Sitka Drive, Fort McMurray**

MLS® #E4441855

**\$359,990**

4 Bedroom, 3.50 Bathroom, 1,527 sqft  
Single Family on 0.00 Acres

Thickwood Heights, Fort McMurray, AB

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 countertop working space. The second floor boasts to a total of three spacious bedrooms, including a primary bedroom and 3 pcs common bathroom. The primary bedroom is finished with 4 pcs ensuite. Head down to the basement where you will find 1 spacious computer room and 1 spacious bedroom, 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.

Built in 1998

### **Essential Information**

MLS® #	E4441855
Price	\$359,990
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,527
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	248 Sitka Drive
Area	Fort McMurray
Subdivision	Thickwood Heights
City	Fort McMurray
County	ALBERTA
Province	AB
Postal Code	T9H 5C9

### Amenities

Amenities	On Street Parking, Deck, No Animal Home, No Smoking Home, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	53
Zoning	Zone 60

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