

\$349,888 - 248 Sitka Drive, Fort McMurray

MLS® #A2259242

\$349,888

4 Bedroom, 4.00 Bathroom, 1,527 sqft

Residential on 0.06 Acres

Thickwood, Fort McMurray, Alberta

Ideal for First-Time Buyers or Investors, NO CONDO FEES! This move-in-ready duplex is located in the desirable subdivision of Thickwood, just steps from schools, parks, shopping, walking trails, and other everyday amenities—making it a smart choice for families or rental potential for those who like easy access to work and both city and site bus stops, restaurants, grocery stores and more, The main floor offers a bright, open-concept layout that includes a spacious living room with a cozy corner gas fireplace, a fresh white kitchen with stainless steel appliances, a large island, and ample countertop and cabinet space, all overlooking the formal dining area—perfect for entertaining. You'll also love the walk-in pantry on the main level, adding valuable storage space for busy households. With a total of four bedrooms, a main-floor den, three full bathrooms, and a convenient 2-piece powder room, this home offers flexible living for growing families or multiple tenants. The fully developed basement features a kitchenette, providing great potential for a nanny suite or additional rental income. There's no carpet in the home—just easy-to-maintain laminate flooring throughout—and thoughtful upgrades add even more value. You'll enjoy the convenience of an attached garage with direct access, plus an extended front driveway that offers extra parking space. Other highlights include a central vacuum system, a Hydro FLOW water softener (a chemical-free way of softening



water, visit <https://www.hydroflow.ca>). Additional upgrades include shingles replaced five years ago, and a hot water tank that is approximately 7-8 years old. This home is in fantastic condition, and the exterior also features a front veranda and a quaint yard space. This home combines location, layout, and long-term value—an excellent opportunity you don't want to miss. Book your private showing today!

Built in 1997

Essential Information

MLS® #	A2259242
Price	\$349,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,527
Acres	0.06
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	248 Sitka Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5C9

Amenities

Parking Spaces	1
Parking	Insulated, Single Garage Attached

of Garages 1

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Stove(s)

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features Other

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 1st, 2025

Days on Market 40

Zoning R2

Listing Details

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.