

# \$380,000 - 217 Sitka Drive, Fort McMurray

MLS® #A2210170

## \$380,000

4 Bedroom, 2.00 Bathroom, 1,157 sqft

Residential on 0.17 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 217 Sitka Drive, a lovely home located in the heart of Thickwood – just steps away from schools, playgrounds, and shopping. Perfect for families, this property sits on a spacious, fully fenced lot offering plenty of room to play, garden, or entertain. Enjoy summer evenings on the large back deck, ideal for BBQs or relaxing outdoors. The single-car garage provides convenience and extra storage. Whether you’re a first-time buyer or looking to downsize without giving up outdoor space, this home has everything you need in a location you’ll love. Get in touch for a private tour today!

Built in 1976

## Essential Information

MLS® #	A2210170
Price	\$380,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,157
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	217 Sitka Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3C1

## Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Vinyl Windows, Walk-In Closet(s)
Appliances	None
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	11
Zoning	R1

## Listing Details

Listing Office	The Agency North Central Alberta
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