

# \$395,000 - 138 Sitka Drive, Fort McMurray

MLS® #A2219391

**\$395,000**

4 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 138 Sitka Drive. A Renovated Bi Level Home on a Spacious Lot in Fort McMurray

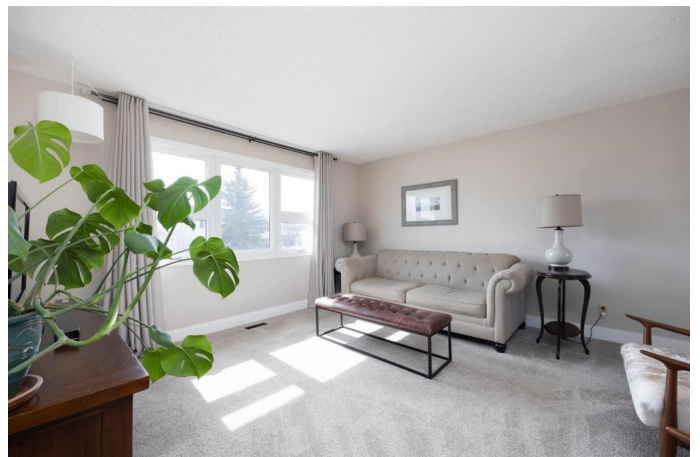
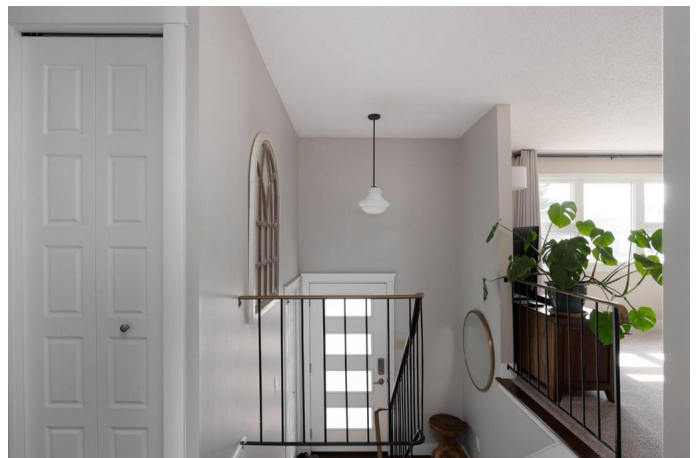
If you're searching for a move in ready home in Fort McMurray with space, updates, and charm, 138 Sitka Drive checks all the boxes. This bright and beautifully renovated 4 bedroom bi level home sits on a fully fenced 6,700+ ft<sup>2</sup> lot, backing onto a quiet utility right of way for added privacy.

Step inside and you'll immediately notice the fresh, open feel. The welcoming entryway leads into a sunlit living room featuring new carpet and large windows that flood the space with natural light. The eat-in kitchen offers maple toned cabinetry to the ceiling, honeycomb patterned linoleum flooring, and sleek black stainless steel appliances that add a modern touch.

From the kitchen, head out to the back deck, perfect for barbecues and overlooking the generous backyard. The fully fenced yard includes three large raised garden beds that make the most of Fort McMurray's summer sun, plus a peaceful side patio to enjoy your morning coffee.

On the main floor, you'll find a stylishly updated 4 piece bathroom and two well appointed bedrooms with plenty of natural light and functional layout.

Downstairs, the fully finished basement features a cozy rec room with a gas fireplace and pine-trimmed mantel as the focal point.



Two additional good sized bedrooms, a renovated 3 piece bathroom, and a spacious laundry/utility room with extra under-stair storage complete the lower level. Ceiling fans throughout add year round comfort. Major upgrades include a high efficiency furnace, hot water tank, and central A/C, all replaced in 2017. The full basement renovation was completed in 2022, along with new bathrooms and flooring, adds lasting value and peace of mind for the next owners. 138 Sitka Drive offers an unbeatable blend of updates, a great location with walking distance to all amenities, and value. Call to view today!

Built in 1974

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219391    |
| Price          | \$395,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 872         |
| Acres          | 0.15        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 138 Sitka Drive |
| Subdivision | Thickwood       |
| City        | Fort McMurray   |
| County      | Wood Buffalo    |
| Province    | Alberta         |
| Postal Code | T9H 3B9         |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters                                  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | Central Air                                                        |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Gas                                                                |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Yard                                |
| Lot Description   | Back Lane, Back Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                             |
| Construction      | Stucco, Vinyl Siding                        |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 2             |
| Zoning         | R1            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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