

# \$740,000 - 221 Sitka Drive, Fort McMurray

MLS® #A2223747

**\$740,000**

8 Bedroom, 5.00 Bathroom, 2,192 sqft  
Residential on 0.16 Acres

Thickwood, Fort McMurray, Alberta

ENTIRE DUPLEX, 4 LEGAL UNITS ALL RENTED! Welcome to 221 Sitka Drive: This side-by-side single-title duplex presents an exceptional investment opportunity being sold fully occupied. With four units under one roof—two lower and two upper suites all currently rented—this property offers a lucrative venture for savvy investors.

Long-term renters, who express a desire to remain, currently occupy the units, showcasing the stability and reliability of this investment. The property has been meticulously maintained by the current owner, ensuring a turnkey experience for the new owner with new shingles replaced in 2018 and new front decks and stairs in 2022 while the stucco was painted in 2020.

Inside, each unit features cohesive finishes, with the upper suites boasting gas fireplaces and hardwood floors, while the lower units offer luxury vinyl plank flooring and electric wall heaters. Additionally, each unit is equipped with its own laundry facilities, hot water tanks, and heat source.

The layout of each unit is similar, comprising an open living space, spacious kitchen, and two bedrooms along with a four-piece bathroom. Most of the furniture throughout the units is included in the sale, enhancing the convenience for both the new owner and tenants.



One of the upper units stands out as more executive, featuring a second bathroom and central air conditioning for added comfort.

Nestled on a large, fully fenced corner lot, the property offers parking for up to eight vehicles in front and backs onto green space and parks. Its central location in the heart of Thickwood provides easy access to retail stores, bus stops, and schools, adding to its appeal and investment potential.

Don't miss out on this opportunity to expand your real estate portfolio. Schedule your tour today and seize the potential offered by this full duplex.

Built in 1996

**Essential Information**

MLS® #	A2223747
Price	\$740,000
Bedrooms	8
Bathrooms	5.00
Full Baths	5
Square Footage	2,192
Acres	0.16
Year Built	1996
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	221 Sitka Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta

Postal Code T9H 3C1

### **Amenities**

Parking Spaces 8

Parking Driveway, Front Drive, Parking Pad, Side By Side, Paved, Tandem

### **Interior**

Interior Features Laminate Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features Private Entrance, Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behind

Roof Asphalt Shingle

Construction Stucco

Foundation ICF Block

### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 76

Zoning R3

### **Listing Details**

Listing Office The Agency North Central Alberta

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