

\$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

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|----------|-----------|
| 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

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|-------------|-----------------|
| Date Listed | June 12th, 2025 |
|-------------|-----------------|

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|----------------|----|
| Days on Market | 70 |
|----------------|----|

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|--------|---------|
| Zoning | Zone 60 |
|--------|---------|

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Listing information last updated on August 21st, 2025 at 1:47am MDT