

**185 Sitka Drive  
Fort McMurray, Alberta**

**MLS # A2298168**



## \$424,900

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,022 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Tankless Hot Water		

**Inclusions:** Fridge, stove, dishwasher, washer and dryer, deep freeze

Welcome Home! This fantastic 4 bedroom bungalow with oversized Double Detached Garage and RV Parking in the heart of Thickwood! This home sits on a 7100 sqft lot, with no neighbours behind you. The main floor is bright and sunny with a large front window framing the living room. The kitchen features white cabinets, ample counter space, and overlooks the spacious backyard. Three bedrooms, including the large primary, and 4pc bathroom complete the main level. The back entrance leads to the fully developed basement, with a huge rec room, fourth bedroom, updated 3 pc bathroom with in floor heat, storage room and laundry/utility room. The roof shingles are only a year old, there is central A/C, a storage shed, and a large back deck. This home is walking distance to schools, shopping, parks and walking trails, and is located close to bus stops. If you are looking for a great home with lots of parking and an awesome location, this is the one!