

**104 Siesta Garden  
Fort McMurray, Alberta**

**MLS # A2302722**



**\$379,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Thickwood  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 874 sq.ft.   | <b>Age:</b>   | 1974 (52 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Asphalt, Double Garage Detached, Off Street, RV Access |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh     |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank  | <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>   | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |    |

**Inclusions:** Fridge, stove, OTR microwave, dishwasher, washer & dryer, freezer in basement, current window coverings, 2 garage remotes. Wood stove in the garage "as is" - Sellers didn't use it.

Tucked into a highly sought-after Thickwood neighbourhood, this charming 4-bedroom home offers the perfect blend of comfort, privacy, and nature. Situated in Siesta Gardens, the property boasts a rare setting - fronting green space, backing onto green space, and located directly across from scenic trails, creating a serene environment you'll love coming home to. Step inside to a bright and inviting living room filled with natural light and picturesque views of the greenery out front - keep an eye out for local wildlife like deer or even moose. The open-concept layout seamlessly connects the living area to the beautifully updated kitchen and dining space, making it ideal for entertaining family and friends. The kitchen features stunning quartz countertops, ample counter space, and a functional island with plenty of storage. From the dining area, step out onto your deck and enjoy a private backyard oasis with only one direct neighbour. The main level is complete with two comfortable bedrooms and a spacious full bathroom. Downstairs, the fully renovated basement offers two additional bedrooms, a stylish bathroom, a recreation room and abundant storage space - perfect for growing families or guests. Outside, you'll find a double detached garage with 220V power and plenty of off-street parking. Located in a quiet area close to schools, shopping, and an extensive trail system, this home also provides quick and easy access to downtown and Highway 63. A rare opportunity in an unbeatable location - book your private showing today!