

\$380,000 - 217 Sitka Drive, Fort McMurray

MLS® #A2210170

\$380,000

4 Bedroom, 2.00 Bathroom, 1,157 sqft

Residential on 0.17 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 217 Sitka Drive, a lovely home located in the heart of Thickwood – just steps away from schools, playgrounds, and shopping. Perfect for families, this property sits on a spacious, fully fenced lot offering plenty of room to play, garden, or entertain. Enjoy summer evenings on the large back deck, ideal for BBQs or relaxing outdoors. The single-car garage provides convenience and extra storage. Whether you’re a first-time buyer or looking to downsize without giving up outdoor space, this home has everything you need in a location you’ll love. Get in touch for a private tour today!

Built in 1976

Essential Information

MLS® #	A2210170
Price	\$380,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,157
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



Community Information

Address	217 Sitka Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3C1

Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Vinyl Windows, Walk-In Closet(s)
Appliances	None
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2025
Days on Market	13
Zoning	R1

Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.