# \$250,000 - 141 Sirius Avenue, Fort McMurray

MLS® #A2243686

## \$250,000

3 Bedroom, 2.00 Bathroom, 1,050 sqft Residential on 0.08 Acres

Thickwood, Fort McMurray, Alberta

141 Sirius Avenue – Affordable 2 storey home with a heated detached garage in a prime location

Welcome to 141 Sirius Avenue, a fantastic opportunity to own an affordable two storey home with a 29' x 19' detached heated garage, situated in a central and convenient area. This property offers great value with a partially fenced yard, back deck, and parking for up to 4 vehicles.

The main floor features durable laminate flooring, a spacious living room, a galley style kitchen with an eat in dining area, and a convenient 2 pc powder room. You'll also find access to the backyard from the rear entry, complete with a coat closet.

Upstairs includes three generously sized bedrooms and a full 4 pc bathroom, ideal for families or those needing additional space. The basement is partially developed with a large rec room and a storage area. Located within walking distance to shopping, restaurants, schools, bus stops, and more, this home combines comfort, convenience, and affordability.

Call today to book your private showing.

Built in 1978

### **Essential Information**

MLS® # A2243686 Price \$250,000







Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,050

Acres 0.08

Year Built 1978

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 141 Sirius Avenue

Subdivision Thickwood

City Fort McMurray
County Wood Buffalo

Province Alberta

Postal Code T9H 3B8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Off Street

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Refrigerator, Wall/Window Air Conditioner,

Washer/Dryer

Heating Forced Air

Cooling Wall/Window Unit(s)

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features None

Lot Description Rectangular Lot, Street Lighting, Interior Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed July 28th, 2025

Days on Market 85
Zoning R2

# **Listing Details**

Listing Office COLDWELL BANKER UNITED

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