

# \$336,000 - 100 Sirius Avenue, Fort McMurray

MLS® #A2249666

**\$336,000**

4 Bedroom, 4.00 Bathroom, 1,714 sqft

Residential on 0.06 Acres

Thickwood, Fort McMurray, Alberta

**PRICED TO SELL â€” NO CONDO FEES!**

Welcome to 100 Sirius Avenue, a fantastic opportunity in the heart of Thickwood! Whether youâ€™re a first-time home buyer, growing family, or savvy investor, this move-in ready home checks all the boxes.

? Affordable Starter Home â€” Priced to Sell  
? No Condo Fees â€” more savings & freedom  
? Corner Lot with Extra Yard Space

Step inside to a bright and spacious main floor featuring a cozy fireplace, large windows, and an open-concept kitchen & dining area â€” perfect for family living and entertaining. Step out onto the back deck for summer BBQs or evening relaxation. For added convenience, thereâ€™s a half bath on the main floor plus direct entry to your attached single garage.

Upstairs, the primary suite offers a private ensuite and a huge walk-in closet. Two additional bedrooms share a full bathroom, making it ideal for families.

The fully developed basement is a bonus! Complete with a kitchenette, extra bedroom, bathroom, and even a second laundry area â€” itâ€™s perfect for guests, extended family, or generating rental income.

Sitting on a desirable corner lot, youâ€™ll enjoy extra privacy and yard space. The



location is unbeatable – just steps to Tim Hortons, grocery stores, schools, shopping, bus routes, and more.

Don’t miss out on this incredible value! 100 Sirius Avenue is the perfect blend of comfort, convenience, and potential – priced to sell and move-in ready.

Schedule your private viewing today before it’s gone!

Built in 1998

**Essential Information**

MLS® #	A2249666
Price	\$336,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,714
Acres	0.06
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	100 Sirius Avenue
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5E1

**Amenities**

Parking Spaces	1
Parking	Single Garage Attached

# of Garages 1

## Interior

Interior Features Chandelier, Laminate Countertops

Appliances Dishwasher, Electric Stove, Refrigerator

Heating Central, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full



## Exterior

Exterior Features Other

Lot Description Back Lane, Corner Lot, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 18th, 2025

Zoning R2

## Listing Details

Listing Office Century 21 Quantum Realty

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