

# \$589,900 - 214 Sifton Avenue, Fort McMurray

MLS® #A2210756

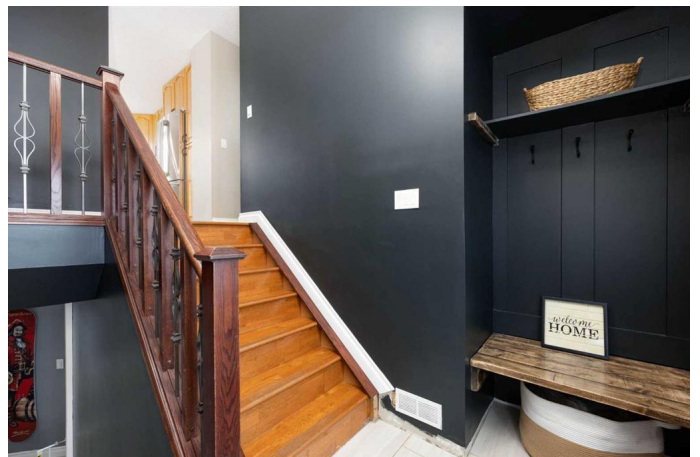
**\$589,900**

6 Bedroom, 3.00 Bathroom, 1,393 sqft

Residential on 0.16 Acres

Thickwood, Fort McMurray, Alberta

Some homes you walk up to and just know it is going to be your forever family home. This is the feeling you get at 214 Sifton Avenue. Perfectly positioned on a spacious corner lot in one of Thickwood's most sought-after neighbourhoods, 214 Sifton Avenue offers an exceptional opportunity to own a beautifully updated and thoughtfully maintained family home. Surrounded by mature trees and nestled in a quiet, established community, this modified bi-level residence effortlessly combines functionality with elevated everyday living. With six bedrooms and three bathrooms, this home offers generous space for families of all sizes. The open-concept main living area is designed for connection and comfort, featuring a seamless flow between the kitchen, dining, and living spaces—all anchored by a wood-burning fireplace that adds warmth and charm. The kitchen is a true heart-of-the-home with a large central island, updated appliances, and ample prep and storage space, perfect for hosting or day-to-day life. Bathed in natural light, the south-facing sunroom at the rear of the home offers a tranquil retreat with views of the expansive yard, ideal for morning coffee or quiet evenings. Outdoors, the property continues to impress with RV parking, an additional parking pad, an oversized shed, a hot tub, and a welcoming front porch. The heated double garage and concrete driveway complete the picture of practical luxury. The lower level is equally well-appointed, boasting



a fantastic recreation room with large windows that flood the space with light, along with additional bedrooms, full bath, and plenty of storageâ€”making it perfect for growing families or multigenerational living. Significant recent upgrades include updated siding, roof, and windows in 2013, ensuring peace of mind for years to come. The parking pad, and 12X16 shed were also upgrades in 2024. 214 Sifton Avenue is more than a houseâ€”itâ€™s a forever home in a prime, family-friendly location. This is a rare opportunity to own a beautifully upgraded property with space to grow, entertain, and truly thrive. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing of this fantastic property.

Built in 1981

**Essential Information**

MLS® #	A2210756
Price	\$589,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,393
Acres	0.16
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	214 Sifton Avenue
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta

Postal Code T9H 3S1

### Amenities

Parking Spaces 5

Parking Double Garage Attached, Front Drive, Parking Pad, RV Access/Parking, Concrete Driveway, Garage Faces Front, Heated Garage

# of Garages 2

### Interior

Interior Features Kitchen Island, Laminate Counters, Open Floorplan, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, See Remarks

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Mantle, Wood Burning

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Other, Storage

Lot Description Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Standard Shaped Lot

Roof Asphalt Shingle

Construction Aluminum Siding, Stucco, Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed April 14th, 2025

Days on Market 26

Zoning R1

### Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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