

214 Sifton Avenue
Fort McMurray, Alberta

MLS # A2210756



\$589,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,393 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Standard Shape		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stucco, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: Existing Fridge, Stove, Dishwasher, Washer, Dryer, Shed, A/C, Garage Heater, Hot Tub, Pool Table, and Blinds.

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 storage—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 house—it'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.