

# \$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 â€” 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.

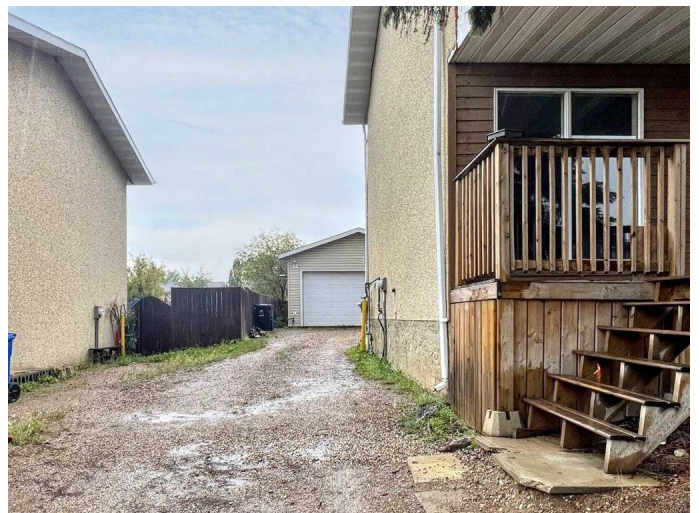
Call today to book your private showing.

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        | Off Street, Double Garage Detached |
| # 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                                                                                |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | None                                           |
| Lot Description   | Interior Lot, Street Lighting, Rectangular Lot |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding          |

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 28th, 2025  
Days on Market        104  
Zoning                      R2

**Listing Details**

Listing Office            COLDWELL BANKER UNITED

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