

# \$375,000 - 104 Sifton Avenue, Fort McMurray

MLS® #A2262427

## \$375,000

3 Bedroom, 2.00 Bathroom, 737 sqft

Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

BEAUTIFULLY UPDATED 3 BEDROOM, 2 FULL BATH HOME WITH DOUBLE DETACHED HEATED GARAGE, NO CONDO FEES - Welcome to 104 Sifton Avenue, a stunning and move-in-ready property located in the heart of Thickwood!

Step inside to a bright open-concept main floor featuring a spacious living room, dining area, and modern kitchen that flow together seamlessly, ideal for family living or entertaining guests. From the living room, step out onto your front patio to enjoy your morning coffee or host an evening BBQ. Upstairs youâ€™ll find a large bedroom and full bathroom, perfect for guests or a peaceful retreat.

The lower level is just as impressive, featuring two large bedrooms, including a primary suite with a fireplace and walk-in closet, plus a separate office/study area. The fully renovated bathroom (2024) offers a luxurious glass stand-up shower, dual vanities, and modern finishes. Youâ€™ll also find plenty of organized storage and a rinse sink in the utility room, making day-to-day living effortless. Outside, enjoy a private, beautifully maintained backyard that was completely redone five years ago, complete with a high fence for privacy, smart yard lighting, and plenty of room for kids, pets, or entertainment. The double detached heated garage (23' Ã— 19') includes smart controls, shelving, and cabinetry, with back-alley access and space for RV parking or up to three extra vehicles.



This home has seen several thoughtful updates over the years, including a brand-new refrigerator (2025), fresh interior paint (2024), and a complete renovation of the downstairs flooring and full bathroom (2024). The garage roof shingles were replaced in 2022, and the water tank was installed approximately five years ago. Both toilets have been upgraded within the last two years, and the home features central A/C and a Nest smart thermostat for year-round comfort. Additional touches include smart outdoor lighting and a smart-controlled garage heater, ample built-in shelving throughout, under-stair storage, a cat-friendly litter setup, and even the option to include a beautiful working piano for those who appreciate music and charm in their living space.

Youâ€™ll love being close to Thickwood Plaza (with Save-On Foods, Shoppers Drug Mart, Dairy Queen, Subway, and Edo Japan), nearby Father Patrick Mercredi High School and Thickwood Heights School, scenic Birchwood Trails, playgrounds, and transit stops - all within minutes from your front door. A beautifully upgraded, cozy, and functional home with NO CONDO FEES â€” ready for its next owner to move right in and enjoy everything Thickwood living has to offer. Schedule your viewing today!

Built in 1974

**Essential Information**

MLS® #	A2262427
Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	737
Acres	0.09
Year Built	1974

Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	104 Sifton Avenue
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2Z5

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Bidet, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 5th, 2025
Days on Market	1
Zoning	R2

**Listing Details**

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.