

# \$264,900 - 141 Sirius Avenue, Fort McMurray

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MLS® #A2232145

**\$264,900**

3 Bedroom, 2.00 Bathroom, 1,014 sqft

Residential on 0.08 Acres

Thickwood, Fort McMurray, Alberta

Oversized Heated Garage! Ample Parking!

â€“ Welcome to 141 Sirius Avenue!

This well-maintained 2-storey duplex offers exceptional value, featuring a rare oversized heated detached garage perfect for storing vehicles, toys, and more. The main floor welcomes you with a bright and spacious living room off the front entrance, leading to a functional galley-style kitchen with ample counter and cabinet space. A cozy dining nook and a convenient half bath complete the layout. Step out from the main floor to a fully fenced backyard with a deck, ideal for outdoor entertaining and relaxation. Upstairs, youâ€™ll find three generously sized bedrooms, including the primary bedroom, as well as a full 4-piece bathroom. The partially developed basement features a large finished rec roomâ€”perfect for a family room, playroom, or home office, the basement also includes laundry access. Located close to schools, parks, shopping, and all major amenities, this home offers both comfort, convenience, and affordability in one package. Donâ€™t miss this opportunityâ€”call today to schedule your private showing!



Built in 1978

## Essential Information

MLS® #                      A2232145

Price                        \$264,900

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,014
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	5
Parking	Double Garage Detached, Driveway, Heated Garage
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Oven, M
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete



Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 18th, 2025  
Days on Market                8  
Zoning                              R2

**Listing Details**

Listing Office                    ROYAL LEPAGE BENCHMARK

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