

**141 Sirius Avenue  
Fort McMurray, Alberta**

**MLS # A2243686**

# \$250,000



<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

141 Sirius Avenue &ndash; 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.