



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**317 HILLCREST Drive, Fort McMurray T9H 3V1**

MLS®#: **A2114443**

Area: **Thickwood**

Listing Date: **03/15/24**

List Price: **\$419,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1976**

Lot Information

Finished Floor Area

Abv Sqft:

**1,111**

Low Sqft:

Lot Sz Ar:

**7,238 sqft**

Ttl Sqft:

**1,111**

Lot Shape:

DOM

**62**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.0 (2 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**5**

Garage Sz:

**2**

Access:

Lot Feat:

**Lawn,Landscaped,See Remarks**

Park Feat:

**Double Garage Detached,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`8" x 7`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 9`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>12`0" x 4`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 17`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`4" x 9`0"</b>
<b>Bonus Room</b>	<b>Basement</b>	<b>12`7" x 9`0"</b>
<b>Laundry</b>	<b>Basement</b>	<b>10`3" x 10`0"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 8`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 9`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 8`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 11`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`4" x 12`0"</b>
<b>Den</b>	<b>Basement</b>	<b>10`0" x 16`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>11`6" x 22`0"</b>

Furnace/Utility Room	Basement	4`4" x 11`4"	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R1</b>	
Legal Desc:	<b>7620092</b>		Remarks
Pub Rmks:	<b>OVERSIZED GARAGE! PARKING GALORE! OVER 7000 SQFT YARD! Welcome to 317 Hillcrest Drive! Nestled on a serene street in the heart of Thickwood, this home invites you with its charming front veranda made of composite decking. The main level offers a bright and sunny living room with hardwood flooring, an eat in kitchen, a spacious 4PC bathroom and 3 bedrooms. Just off the kitchen is a side door leading to the back deck and backyard. The basement is developed with a versatile den/office for hobbies, a 4th bedroom for guests and a rec room for endless entertainment possibilities. Pamper yourself in the recently renovated 3-piece bathroom, featuring a stylish new tiled shower. Attention hobbyists and car enthusiasts! Embrace the convenience of the oversized detached garage, measuring an impressive 24'8 x 26'7, complete with a lofty ceiling and wired for 240. The lengthy driveway offers ample parking space for your vehicles and guests and you still have lots of backyard space on this 7200 sqft lot. Additional features include approximately 5-year-old shingles, vinyl windows, added extra attic insulation ensuring peace of mind and energy efficiency. Don't miss the chance to make this your family's home - schedule your tour today and unlock the boundless possibilities awaiting at 317 Hillcrest Drive!</b>		
Inclusions:	<b>Fridge, stove, dishwasher, washer, dryer, OTR microwave, garage door opener &amp; remote, all household furniture and contents, garage heater (as is seller has never used it)</b>		
Property Listed By:	<b>RE/MAX FORT MCMURRAY</b>		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









