



THE
A-TEAM

**RE/MAX
FIRST**

209 HILLCREST Drive, Fort McMurray T9H 3T9

MLS® #: **A2125321**

Area: **Thickwood**

Listing Date: **04/24/24**

List Price: **\$479,900**

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

Lot Sz Ar:

6,270 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,692

Low Sqft:

Ttl Sqft:

1,692

DOM

14

Layout

Beds:

5 (4 1)

Baths:

3.0 (2 2)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Yard,Greenbelt,Landscaped,Rectangular Lot
Driveway,Heated Garage,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Laminate,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Central Vacuum,Double Vanity,Granite Counters,Soaking Tub

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`1"
Kitchen	Main	12`1" x 15`1"
Bedroom - Primary	Upper	12`2" x 12`3"
Bedroom	Upper	12`1" x 8`9"
Bedroom	Upper	13`5" x 8`8"
4pc Bathroom	Upper	7`7" x 5`0"

Room	Level	Dimensions
Dining Room	Main	12`1" x 10`1"
Living Room	Main	11`10" x 20`4"
2pc Ensuite bath	Upper	4`1" x 5`0"
Bedroom	Upper	9`8" x 12`2"
Bedroom	Basement	22`11" x 28`11"
3pc Bathroom	Basement	11`4" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7620092

Remarks

Pub Rmks:

| **Public Open House: Sat, May 4th 3-pm**| Nestled in the heart of Central Thickwood, this charming home has been renovated from top to bottom and boasts a picturesque setting with a Greenbelt both behind and across the street. Situated conveniently close to community amenities, including the nearby Community Gardens, Father Merc Highschool, numerous elementary schools, Thickwood Dog Park, and Birchwood Trails, this location offers the perfect blend of nature and urban convenience. Ideal for families, this home has undergone a remarkable transformation over the years, resulting in a flexible and functional layout. A rare gem, it features four bedrooms upstairs, providing ample space for everyone. Upon entering, you are greeted by a welcoming foyer leading to a thoughtfully designed living space. The spacious living room is adorned with large windows offering scenic views and is complemented by a cozy wood fireplace with a gas starter. The adjacent dining room, capable of accommodating large gatherings, seamlessly flows into the newly renovated kitchen. Boasting stunning granite counters, Timeless white cabinets, and stainless steel appliances, including a deep stainless sink overlooking the expansive backyard, the kitchen is a chef's delight. Additional highlights of the main level include a convenient mudroom leading to the laundry room and a powder room with updated features. Storage is plentiful with two closets and direct access to the heated garage. Upstairs, the primary bedroom boasts a fully updated ensuite bathroom and a sizable closet, while the remaining bedrooms share a stunning main bathroom featuring a deep soaker tub and hexagon tile surround. The fully developed basement offers versatility, with a spacious rec room currently utilized as a fifth bedroom and a luxurious bathroom showcasing a custom oversized tiled shower and elegant sink with a makeup vanity. Numerous upgrades, including brand new flooring, paint, and newer windows and shingles, ensure modern comfort throughout. Outside, the southeast-facing backyard features a newer deck, two sheds, mature trees, and a large concrete patio, perfect for outdoor entertaining. With its idyllic setting and abundance of features, this home presents a rare opportunity to find your perfect match. Let us help you make it yours!

Inclusions:
Property Listed By:

fridge, stove, dishwasher, microwave, washer, dryer, 2 sheds, all blinds and window coverings, garage heater
COLDWELL BANKER UNITED

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











