



THE
A-TEAM

**RE/MAX
FIRST**

109 HILLCREST Drive, Fort McMurray T9H 3T7

MLS® #: **A2126063**

Area: **Thickwood**

Listing Date: **04/25/24**

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:

1975

Lot Information

Finished Floor Area

Abv Sqft:

1,204

Low Sqft:

Lot Sz Ar:

5,984 sqft

Ttl Sqft:

1,204

Lot Shape:

DOM

23

Layout

Beds:

5 (2 3)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Back Yard,Greenbelt,Landscaped,See Remarks

Park Feat:

Additional Parking,Double Garage Detached,Driveway,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace,Natural Gas**

Sewer:

Ext Feat: **Private Entrance**

Construction:

Vinyl Siding

Flooring:

Ceramic Tile,Laminate,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Electric Stove,Microwave,Refrigerator,See Remarks,Washer/Dryer,Washer/Dryer Stacked,Window Coverings

Int Feat:

Bookcases,No Animal Home,See Remarks,Separate Entrance

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	10`0" x 5`0"
Bedroom	Main	10`0" x 10`9"
Kitchen	Main	13`6" x 9`6"
1pc Bathroom	Basement	6`1" x 7`6"
Other	Basement	6`5" x 7`5"
Bedroom	Basement	12`11" x 15`10"
Game Room	Basement	13`1" x 17`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	13`6" x 8`6"
Dining Room	Main	13`6" x 8`7"
Living Room	Main	13`6" x 16`4"
3pc Bathroom	Basement	7`5" x 7`9"
Bedroom	Basement	13`1" x 9`4"
Bedroom	Basement	13`0" x 12`7"
Storage	Basement	13`3" x 4`7"

Furnace/Utility Room	Basement	5`3" x 5`2"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1	
Legal Desc:	7620092		Remarks
Pub Rmks:	Centrally located on a quiet street, sitting on over 5900 sqft lot, 109 Hillcrest Drive is ready for new owners! Enjoy your morning coffee on your front deck, with a beautiful VIEW! Close to shopping, schools, bus stops & parks this is the home you've been looking for at an affordable price. This cozy 1200 + sqft bungalow features 6 bedrooms, 2 bathrooms and a huge 22' x 24' heated garage with TONS of parking! Inside you are greeted with a neutral paint, 3 good sized bedrooms, an updated kitchen and bathroom (2019) and main floor laundry. The basement features a SEPARATE entrance, with 3 more bedrooms, family room, kitchenette, laundry, full bathroom and extra stand up shower. The basement is currently generating \$1,700 per month and the tenants would love to stay if possible. The fully fenced yard offers lots of privacy, with a 3 tier deck- PERFECT for entertaining. Pride of ownership definitely shines at 109 Hillcrest -- book your private viewing TODAY!		
Inclusions: Property Listed By:	FRIDGE X 2, STOVE X 1, DISHWASHER X 1, ALL WINDOW COVERINGS, , MICROWAVE, WASHER X2, DRYER X 2, ALL BASEMENT FURNITURE (AS IS WHERE IS) COLDWELL BANKER UNITED		

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







