



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  
 Lot Sz Ar: **5,984 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,204**  
 Low Sqft:  
 Ttl Sqft: **1,204**

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**      Construction: **Vinyl Siding**  
 Heating: **Floor Furnace,Natural Gas**      Flooring: **Ceramic Tile,Laminate,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance**      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

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`0" x 5`0"	Bedroom	Main	13`6" x 8`6"
Bedroom	Main	10`0" x 10`9"	Dining Room	Main	13`6" x 8`7"
Kitchen	Main	13`6" x 9`6"	Living Room	Main	13`6" x 16`4"
1pc Bathroom	Basement	6`1" x 7`6"	3pc Bathroom	Basement	7`5" x 7`9"
Other	Basement	6`5" x 7`5"	Bedroom	Basement	13`1" x 9`4"
Bedroom	Basement	12`11" x 15`10"	Bedroom	Basement	13`0" x 12`7"
Game Room	Basement	13`1" x 17`6"	Storage	Basement	13`3" x 4`7"

Furnace/Utility Room

Basement

5`3" x 5`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7620092

Zoning:

R1

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







