



THE
A-TEAM

**RE/MAX
FIRST**

169 HILLTOP Crescent, Fort McMurray T9H 3V3

MLS®#: **A2128528**

Area: **Thickwood**

Listing Date: **05/02/24**

List Price: **\$425,000**

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:

6,005 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,156

Low Sqft:

Ttl Sqft:

1,156

DOM

16

Layout

Beds:

6 (3 3)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Views

Double Garage Detached, Garage Faces Front, Heated Garage, Insulated, RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace, Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Mixed

Flooring:

Carpet

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **See Remarks**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Bedroom	Main	9`2" x 8`5"
Kitchen	Main	11`11" x 8`3"
Bedroom - Primary	Main	11`11" x 14`1"
3pc Bathroom	Basement	
Bedroom	Basement	12`6" x 16`7"

Room	Level	Dimensions
Bedroom	Main	12`9" x 8`9"
Dining Room	Main	11`11" x 9`9"
Living Room	Main	16`4" x 14`6"
Bedroom	Basement	12`7" x 13`8"
Bedroom	Basement	12`10" x 17`0"
Furnace/Utility Room	Basement	13`3" x 13`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7620092

Remarks

Pub Rmks: **DO YOU LOVE BI-LEVELS? LOOKING FOR SEPARATE ENTRANCE TO BASEMENT? This is an AMAZING Opportunity to own in one of PREMIER Locations in Thickwood! There is a back entrance that leads directly to the basement, which features 3 bedrooms (one bedroom could be a family room), 3 pc bathroom and big laundry room that has two sets of washer/dryer's. ARE YOU LOOKING FOR A BIG YARD AND GARAGE FOR ALL YOUR TOYS? Let's start OUTSIDE with the 24' 6" x 24' 3" DETACHED HEATED Garage decked out with work benches, shelving and attic storage, and behind the garage is more storage! Need Parking? How about the big driveway with parking for 5-6 vehicles. Have an RV? We got you covered with a fenced in yard with DOUBLE GATE, where you can park your RV/ATV's for that added security. LOVE THE OUTDOORS? The backyard is a gardener's delight with raised flower and veggie beds, gorgeous lawn and with ample sun and shade for the most discerning of buyers. There is also a firepit to hang out with family and friends. Look out the front window of your home, you will find greenspace with lots of trees, and an outdoor skating/hockey rink in winter, and just a short walk to the Centerfire Arena to take in a hockey game or a concert. Birchwood Trails, parks, dog park, K-12 Schools, Shopping, restaurants, and all amenities. Work on site or don't have a car? The transportation route is within walking distance to site and metro buses. Centrally located this home is located on a quiet street in Thickwood, and the perfect place to call home. Let's go inside this beautiful and spacious bi-level, there is 6 bedrooms, 2 bathrooms, a wood burning fireplace, beautiful kitchen with some updated appliances, off the dining is a screened in 3 seasoned porch that has 2 skylights letting in all the natural light for you to bask in the morning sun! Newer Brock Furnace (1.5 yrs old), and newer hot water tank (1.5 years old). Shingles replaced (2015) So many things to LOVE about this home too many to mention here, you GOTTA COME CHECK THIS Out! LISTED BELOW CITY ASSESSED VALUE, this home is PRICED TO MOVE! CALL NOW to VIEW and make this home your home TODAY!**

Inclusions:
Property Listed By: **fridge, stove, dishwasher, washer, dryer, garage heater, all window coverings**
RE/MAX FORT MCMURRAY

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











