



THE
A-TEAM

**RE/MAX
FIRST**

143 HILL Drive, Fort McMurray T9H 2B4

MLS® #: **A2166668** Area: **Downtown** Listing Date: **09/17/24** List Price: **\$399,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 09-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1984**
Lot Information
 Lot Sz Ar: **6,600 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,395**
 Low Sqft:
 Ttl Sqft: **1,395**

DOM

64
Layout
 Beds: **6 (4 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard, Street Lighting, Private**
 Park Feat: **Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, On Street, Oversized, Paved, RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit, Garden, Private Yard, Storage**

Construction: **Concrete, Vinyl Siding**
 Flooring: **Laminate, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Freezer, Garage Control(s), Microwave, Refrigerator, Washer**
 Int Feat: **Ceiling Fan(s), Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Basement	9`3" x 4`6"	Bedroom	Basement	8`8" x 11`8"
Bedroom	Basement	9`3" x 9`1"	Family Room	Basement	12`2" x 13`3"
Kitchen	Basement	9`6" x 9`2"	Laundry	Basement	9`4" x 10`6"
4pc Bathroom	Main	9`7" x 5`1"	Bedroom	Main	13`3" x 14`7"
Bedroom	Main	9`9" x 9`1"	Bedroom	Main	10`0" x 12`1"
Dinette	Main	9`9" x 7`5"	Kitchen	Main	9`9" x 10`1"
Living Room	Main	13`3" x 13`10"	Mud Room	Main	13`2" x 3`10"

Bedroom - Primary

Main

13`3" x 16`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

974RS

Zoning:
SCL1

Remarks

Pub Rmks: **Nestled on a quiet downtown street, this well-loved family home offers plenty of space indoors and outdoors for everyone. From the curb, you'll notice the expansive paved driveway, perfect for multiple vehicles or RV parking, leading to a double detached heated garage equipped with a wood stove. The fully fenced and landscaped yard, featuring a charming crabapple tree, a fire pit, and ample room for relaxation or gardening, offers the perfect outdoor retreat. Inside, you'll be greeted by fresh neutral tones and abundant natural light flowing into the bright living room and large eat-in kitchen, which is spacious and ready for your culinary creations. Two oversized bedrooms, part of an addition to the home, are located off the kitchen, with two more bedrooms and a full bathroom completing the main level. Downstairs, the recently renovated basement features two additional bedrooms, an updated bathroom, laundry, and a convenient kitchenette. This space is ideal for guests or as a potential income suite. The basement has been completely renovated down to the studs in the past few years, ensuring everything is fresh and modern. Other highlights include new shingles (within the last 3 years) on the main roof, new furnace and hot water tank in the last 3 years, as well as hard-wired smoke detectors. Close to schools, shopping, parks, playgrounds, and walking trails, this home is a fantastic option for a growing family or an investor looking for a turnkey opportunity. Don't miss your chance to see this downtown home today!**

Inclusions:
Property Listed By: **Fridge, stove, washer, dryer, microwave, window coverings, fire pit, 2 freezers, fridge x2 in garage and basement, all other furnishings negotiable.
People 1st Realty**

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









