

217 HILLCREST Drive, Fort McMurray T9H3T9

MLS®#: A2176504 Thickwood Listing 10/30/24 List Price: **\$349,900** Area:

Status: Active County: **Wood Buffalo** Change: -\$15k, 02-Dec Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached

City/Town: Fort McMurray Finished Floor Area Year Built: 1976 Abv Saft:

Lot Information Low Sqft:

> Ttl Sqft: 6,270 sqft 1,040

Parking

DOM

Layout

Beds:

Baths:

Style:

1,040

52

Ttl Park: 3 Garage Sz: 1

5 (3 2)

3.0 (3 0)

Bungalow

Access:

Lot Sz Ar:

Lot Shape:

Lot Feat: **See Remarks**

Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Asphalt Shingle Roof:

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: Fire Pit Construction:

Concrete, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Laminate, Vinyl

Water Source: Fnd/Bsmt: **Poured Concrete**

See Remarks See Remarks

Int Feat: **Utilities:**

Kitchen Appl:

Room Information

Poom	Lovel	Dimensions	Poom	Lovel	Dimensions
Room Rodroom Drimani	<u>Level</u> Main	11`0" x 10`1"	Room Bedroom	<u>Level</u> Main	10`0" x 10`4"
Bedroom - Primary					
Bedroom	Main	9`10" x 10`0"	Dining Room	Main	10`10" x 6`2"
Living Room	Main	15`11" x 11`7"	Kitchen	Main	10`10" x 10`6"
4pc Bathroom	Main	4`11" x 8`7"	Bedroom	Basement	10`3" x 11`4"
3pc Bathroom	Basement	4`3" x 7`8"	Bedroom	Basement	12`4" x 10`1"
4pc Bathroom	Basement	6`9" x 5`7"	Game Room	Basement	10`9" x 7`8"
Furnace/Utility Room	Basement	5`7" x 5`10"			
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R1			
Legal Desc:	7620092				
J			Remarks		
Pub Rmks:	This home features a **SEPARATE ENTRANCE** and a **double garage**, making it ideal for a growing family or for generating income from the basement suite.				
		-			fully fenced backyard offers privacy, with
	no direct neighbors behind thanks to the lane access. You'll love the large deck, heated 22 x 26 ft garage, and ample parking in the long driveway. Inside, the cheerful eat-in kitchen flows into a cozy living room. The upper level boasts three bedrooms with generous closets and a full bathroom. The separate entrance at				
	the back leads to a fu	lly developed basement.			
Inclusions:	AS IS WHERE IS				
Property Listed By:	RE/MAX FORT MCMUR	DAV.			

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





















