



THE
A-TEAM

**RE/MAX
FIRST**

111 HILL Drive, Fort McMurray T9H 2B4

MLS®#: **A2184618** Area: **Downtown** Listing Date: **12/27/24** List Price: **\$474,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1971**
Lot Information
 Lot Sz Ar: **6,216 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,335**
 Low Sqft:
 Ttl Sqft: **1,335**

DOM

39
Layout
 Beds: **7 (4 3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Low Maintenance Landscape**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`1" x 12`3"	Living Room	Main	14`9" x 16`2"
Foyer	Main	10`10" x 3`4"	Kitchen	Main	13`7" x 12`10"
4pc Bathroom	Main	9`8" x 4`10"	4pc Ensuite bath	Main	7`7" x 4`10"
Bedroom - Primary	Main	12`1" x 14`1"	Bedroom	Main	8`4" x 10`8"
Bedroom	Main	7`5" x 9`10"	Bedroom	Main	8`0" x 13`2"
Walk-In Closet	Main	4`4" x 4`7"	Bedroom	Basement	11`3" x 11`9"
4pc Bathroom	Basement	7`9" x 5`10"	Walk-In Closet	Basement	4`1" x 5`10"

**Kitchen
Laundry
Game Room**

**Basement
Basement
Basement**

**12`11" x 15`1"
14`11" x 9`9"
26`10" x 13`2"**

**Bedroom
Bedroom**

**Basement
Basement**

**11`6" x 9`9"
14`5" x 12`3"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
SCL1

974RS

Remarks

Pub Rmks:

Are you ready for it? Welcome to 111 Hill Drive — This stunning bungalow sitting on a 6,200 sq ft lot has undergone a COMPLETE renovation from top to bottom DOWN TO THE STUDS in 2023-2024 making it perfect for LARGE or GROWING FAMILIES with potential RENTAL INCOME in the basement! As you pull up, you'll notice the LONG driveway accommodating MULTIPLE vehicles. Step inside and you'll be greeted by the sleek and modern LUXURY VINYL PLANK flooring that spans throughout the ENTIRE HOME - yes, you read that right, NO CARPET here! And the best part? The ENTIRE home is brightened up with pot lights throughout! The main floor boasts an OPEN FLOOR PLAN featuring a sprawling living room with ample NATURAL LIGHT, a dining area, and a sleek WHITE KITCHEN with an EAT-UP BREAKFAST BAR. The kitchen is elevated by a stunning MODERN BACKSPLASH adding a touch of sophistication to the space. The hallway leads to a FULL bathroom, laundry area, THREE additional rooms, and a PRIMARY ROOM with an ENSUITE FULL BATHROOM and WALK-IN CLOSET. For your comfort, this home also features CENTRALIZED A/C ensuring a cool and relaxing space throughout the warm summer months! The FULLY DEVELOPED BASEMENT is a treasure trove of its own offering THREE bedrooms, a LARGE living room, KITCHEN, and SEPARATE laundry area. The basement kitchen ALSO boasts a stunning modern backsplash perfect for whipping up a storm. The basement bathroom features a WALK-IN SHOWER providing a spa-like experience. The backyard boasts a COVERED PORCH and PLENTY OF SPACE for kids to play or entertaining! And when you need some fresh air, step out onto the charming FRONT DECK - the perfect spot to sip your morning coffee, get lost in a good book, or simply enjoy the outdoors! But that's not all! This incredible home has been meticulously upgraded with FRESHLY painted interior, NEW furnace, NEW hot water tank, NEW sidings, NEW shingles, NEW windows, NEW attic insulation, NEW electrical panel, NEW black matte hardwares, NEW modern lighting fixtures, NEW A/C and so much more! Enjoy the ULTIMATE LIFESTYLE in this prime location! Stroll along the SCENIC Snye River, explore NATURE TRAILS and enjoy WATER ACTIVITIES. Families will love the NEARBY schools, bus stops, playgrounds, skate parks, Macdonald Island, and splash parks. With downtown shopping and amenities at your doorstep, this home offers the perfect blend of relaxation, recreation, and convenience. Don't miss your chance to live in this amazing location! Available for IMMEDIATE POSSESSION! CALL NOW!

Inclusions:
Property Listed By:

**FRIDGE, STOVE, RANGE HOOD, DISHWASHER, WASHER, DRYER
ROYAL LEPAGE BENCHMARK**

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











