



THE
A-TEAM

**RE/MAX
FIRST**

101 HILL Drive, Fort McMurray T9H2B4

MLS®#: **A2192181**

Area: **Downtown**

Listing Date: **02/02/25**

List Price: **\$325,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Fort McMurray**
City/Town: **Fort McMurray**
Year Built: **1971**
Lot Information
Lot Sz Ar: **5,834 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,079**
Low Sqft:
Ttl Sqft: **1,079**

DOM

57
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz:

Access:
Lot Feat: **See Remarks**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4`4" x 5`0"	4pc Bathroom	Main	8`3" x 4`11"
Bedroom	Main	9`9" x 9`3"	Bedroom	Main	8`9" x 8`11"
Kitchen	Main	13`5" x 10`0"	Living Room	Main	21`7" x 20`9"
Bedroom - Primary	Main	13`1" x 10`9"	Laundry	Basement	5`10" x 6`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

974RS

SCL1

Remarks

Pub Rmks: **Welcome to 101 Hill Dr, a well-maintained bungalow in a central Fort McMurray location. Offering over 1,000 sq. ft. above grade, this home features a functional layout with three bedrooms on the main floor, a spacious living area, and a bright kitchen. The unfinished basement provides endless potential for additional living space or a rental suite. Outside, enjoy a generous yard and ample parking. Conveniently located near amenities, schools, and parks, this home is a great opportunity for first-time buyers, investors, or those looking to downsize.**

Inclusions: **N/A**

Property Listed By: **RE/MAX Connect**

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





