



THE
A-TEAM

**RE/MAX
FIRST**

217 HILLCREST Drive, Fort McMurray T9H3T9

MLS®#: **A2192187** Area: **Thickwood** Listing Date: **02/03/25** List Price: **\$329,900**
 Status: **Pending** 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: **6,270 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,040**
 Low Sqft:
 Ttl Sqft: **1,040**

DOM

19
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 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**

Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`0" x 10`1"	Bedroom	Main	10`0" x 10`4"
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: **Fee Simple**
 Zoning: **R1**

Legal Desc: **7620092**

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. Enjoy watching high school football games from your front window, as the house overlooks a spacious playing field. The 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 fully developed basement.**

Inclusions: **AS IS WHERE IS**
 Property Listed By: **RE/MAX Connect**

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

















