



THE
A-TEAM

**RE/MAX
FIRST**

249 HILLCREST Drive, Fort McMurray T9H 3T9

MLS® #: **A2212912**

Area: **Thickwood**

Listing Date: **04/21/25**

List Price: **\$309,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 21-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1980

Lot Information

Finished Floor Area

Lot Sz Ar:

6,050 sqft

Lot Shape:

Abv Sqft:

1,192

Low Sqft:

Ttl Sqft:

1,192

DOM

40

Layout

Beds:

5 (3 2)

Baths:

2.5 (2 1)

Style:

Bi-Level

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Landscaped

Off Street,Parking Pad,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete,See Remarks

Kitchen Appl: **See Remarks**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Basement		4pc Bathroom	Main	
Living Room	Main	20`11" x 12`5"	Kitchen With Eating Area	Main	12`5" x 20`1"
Bedroom - Primary	Main	11`0" x 11`4"	Bedroom	Main	9`0" x 10`11"
Bedroom	Main	9`0" x 8`11"	Family Room	Basement	20`3" x 23`5"
Bedroom	Basement	12`9" x 8`5"	Bedroom	Basement	11`5" x 8`5"

2pc Ensuite bath

Main

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		R1	
Legal Desc:	7620092		Remarks
Pub Rmks:	Fantastic Location - Facing the Park! This charming home offers a warm and welcoming layout with hardwood flooring throughout the spacious living room, kitchen, and main floor primary bedroom. The bright and airy living room features a large front window that overlooks the park, creating the perfect space to relax or entertain. The eat-in kitchen is both functional and inviting, complete with a convenient eat-up island—great for casual dining or morning coffee. Down the hallway you will find a 4PC main bathroom, and 3 bedrooms including the primary bedroom with its own 2 PC ensuite bathroom. The basement is fully developed with 2 more bedrooms, a 3 PC bathroom, a laundry room and a large family room with wood stove and wet bar. Enjoy outdoor living with a fully fenced yard, a 2-tiered deck ideal for summer gatherings, and direct access to green space in the back. The garage features a rear addition that provides excellent storage options. Sold as is, where is. Don't miss your opportunity to own a home in this desirable location with so much potential!		
Inclusions:	SOLD 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







