



THE
A-TEAM

**RE/MAX
FIRST**

322 HILLCREST Drive, Fort McMurray T9H 3X5

MLS® #: **A2222880**

Area: **Thickwood**

Listing Date: **05/22/25**

List Price: **\$389,900**

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

Finished Floor Area

Lot Sz Ar:

6,338 sqft

Lot Shape:

Abv Sqft:

984

Low Sqft:

Ttl Sqft:

984

DOM

9

Layout

Beds:

3 (2 1)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Few Trees,Landscaped,Lawn,Standard Shaped Lot
Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Storage**

Construction:

Wood Frame

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`11" x 15`4"
Dining Room	Main	7`10" x 6`11"
Bedroom	Main	9`7" x 13`1"
Game Room	Basement	24`1" x 12`8"
Bedroom	Basement	11`10" x 17`7"

Room	Level	Dimensions
Kitchen	Main	13`0" x 9`5"
Bedroom - Primary	Main	14`0" x 14`3"
4pc Bathroom	Main	9`7" x 4`11"
3pc Bathroom	Basement	5`2" x 8`4"
Furnace/Utility Room	Basement	11`10" x 17`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7620092

Remarks

Pub Rmks:

Welcome to 322 Hillcrest Drive - A Gem in the Heart of Thickwood! Nestled in a mature and sought-after neighbourhood, this exceptional home radiates pride of ownership. From the pristine exterior to the thoughtfully finished interior, every detail has been meticulously cared for, making this property a standout in its class. This charming home features 3 generously sized bedrooms and 2 full bathrooms. The bright and inviting living room is enhanced by large windows, filling the space with natural light. The kitchen offers ample cabinetry and counter space, updated stainless steel appliances, and a convenient pantry closet tucked towards the back of the home—perfect for staying organized. The fully finished basement extends the living space, providing a fantastic rec room for relaxation or play, a spacious bedroom, a dedicated storage room, and a well-appointed laundry area. Step outside to the beautifully manicured backyard, an ideal space for entertaining and unwinding. The large patio provides plenty of room to host friends and family for gatherings. A convenient shed provides additional storage, while the property also offers the potential to build a garage, adding even more value and versatility to this outdoor space. 322 Hillcrest Drive is more than just a house; it's a testament to meticulous care and attention, offering a move-in-ready opportunity in one of Fort McMurray's most established neighbourhoods. Don't miss your chance to call this stunning property home. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.

Inclusions:
Property Listed By:

**Existing Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, and Shed.
ROYAL LEPAGE BENCHMARK**

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







