



THE
A-TEAM

**RE/MAX
FIRST**

143 HILL Drive, Fort McMurray T9H 2B4

MLS®#: **A2225513**

Area: **Downtown**

Listing Date: **05/30/25**

List Price: **\$375,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1984

Lot Information

Lot Sz Ar:

6,600 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,382

Low Sqft:

Ttl Sqft:

1,382

DOM

3

Layout

Beds:

6 (4 2)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard

Double Garage Detached,Driveway,Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden**

Construction:

Vinyl Siding

Flooring:

Laminate,Linoleum,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **See Remarks**

Int Feat: **Laminate Counters,Storage**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

974RS

Zoning:

SCL1

Remarks

Pub Rmks: **Welcome to 143 Hill Drive: This spacious 1,382 sq/ft bi-level sits on a 6,600 sq/ft lot and offers incredible value with thoughtful upgrades throughout. With updated**

shingles (2021), a long driveway that easily fits four vehicles or recreational storage, and a beautifully renovated basement featuring a wet bar, new electrical, hot water tank, and furnace (2020), this home is turn-key and ready for new owners. Ideally located near schools, shopping, restaurants, and scenic walking trails along the Snye, the location is just as appealing as the home itself. Step inside to a bright main level where a floor-to-ceiling living room window fills the space with natural light. The classic layout connects the living room to the dining area and kitchen, where you'll find plenty of cupboard and counter space. An addition off the back adds significant square footage and allows for a generously sized bedroom behind the kitchen. Across the hall, another large bedroom awaits, with two more down the hall for a total of four bedrooms upstairs. A four-piece bathroom completes the upper level. Downstairs, luxury vinyl plank flooring, fresh paint, and new baseboards give the space a modern and inviting feel. The large family room includes a full wet bar with upper and lower cabinets, ideal for entertaining, hosting guests, or creating a cozy in-law suite. Two additional bedrooms and a beautifully updated three-piece bathroom complete the lower level, making the home incredibly functional for families of all sizes. Outside, the fully fenced backyard features mature trees and a fire pit, perfect for enjoying warm summer nights. The detached garage provides additional space for a workshop or storage, and the mature landscaping adds charm and privacy—one of the many things people love about this established neighbourhood. With a great layout, thoughtful upgrades, and an unbeatable location, this home offers exceptional value at a great price. Schedule your private tour today.

Inclusions:

Property Listed By:

N/A

The Agency North Central Alberta

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









