



THE
A-TEAM

**RE/MAX
FIRST**

109 HILLCREST Drive, Fort McMurray T9H 3T7

MLS® #: **A2234281**

Area: **Thickwood**

Listing Date: **06/23/25**

List Price: **\$399,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1975

Lot Information

Finished Floor Area

Abv Sqft:

1,204

Low Sqft:

Lot Sz Ar:

5,984 sqft

Ttl Sqft:

1,204

Lot Shape:

DOM

24

Layout

Beds:

5 (2 3)

Baths:

1.5 (1 1)

Style:

Bungalow

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Backs on to Park/Green Space,See Remarks

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

See Remarks

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Refrigerator,Washer/Dryer

Int Feat:

See Remarks,Separate Entrance

Utilities:

Room Information

Room

Bedroom

1pc Bathroom

Bedroom

Bedroom

Level

Main

Basement

Basement

Basement

Dimensions

10`0" x 10`9"

6`1" x 7`6"

13`1" x 9`4"

13`0" x 12`7"

Room

Bedroom - Primary

3pc Bathroom

Bedroom

Level

Main

Basement

Basement

Dimensions

13`6" x 10`10"

7`5" x 7`9"

12`11" x 15`10"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

7620092

R1

Remarks

Pub Rmks:

Centrally located on a quiet street, sitting on over 5900 sqft lot, 109 Hillcrest Drive is ready for new owners! Enjoy your morning coffee on your front deck, with a beautiful VIEW! Close to shopping, schools, bus stops & parks this is the home you've been looking for at an affordable price. This cozy 1200 + sqft bungalow features 6 bedrooms, 2 bathrooms and a huge 22' x 24' heated garage with TONS of parking! Inside you are greeted with a neutral paint, 3 good sized bedrooms, an updated kitchen and bathroom (2019) and main floor laundry. The basement features a SEPARATE entrance, with 3 more bedrooms, family room, kitchenette, laundry, full bathroom and extra stand up shower. The basement is currently generating \$1,700 per month and the tenants would love to stay if possible. The fully fenced yard offers lots of privacy, with a 3 tier deck- PERFECT for entertaining. Pride of ownership definitely shines at 109 Hillcrest -- book your private viewing TODAY!

Inclusions:

Property Listed By:

**FRIDGE X 2, STOVE X 1, DISHWASHER X 1, ALL WINDOW COVERINGS, , MICROWAVE, WASHER X2, DRYER X 2, ALL BASEMENT FURNITURE (AS IS WHERE IS)
COLDWELL BANKER UNITED**

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







