



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**150 HILLTOP Crescent, Fort McMurray T9H3V4**

MLS® #: **A2241550**

Area: **Thickwood**

Listing Date: **07/19/25**

List Price: **\$449,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1976**

Lot Information

Lot Sz Ar:

**6,661 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,066**

Low Sqft:

Ttl Sqft:

**1,066**

DOM

**1**

Layout

Beds:

**4 (2 2 )**

Baths:

**1.0 (1 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**6**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,Corner Lot,Front Yard,Rectangular Lot  
Double Garage Detached,Driveway**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air**

Sewer:

Ext Feat:

**Private Entrance,Private Yard**

Construction:

**Mixed**

Flooring:

**Ceramic Tile,Laminate,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**

Int Feat:

**Laminate Counters,No Animal Home,No Smoking Home,Pantry**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**7620092**

Zoning:

**R1**

Remarks

Pub Rmks:

**4 BEDROOM | 2 BATH | CORNER LOT | HEATED GARAGE | RV PARKING | BACKING GREENSPACE & THICKWOOD TRAILS** Nestled on a spacious corner lot and surrounded by lush greenspace and the beloved Thickwood trails, this 4-bedroom, 2-bathroom home offers the perfect balance of convenience and outdoor living for the whole family! The fully fenced backyard is huge, with double gate access—ideal for storing all your toys and gear. The long driveway provides ample parking for 6-8

vehicles, including RV parking, and the detached heated garage is the ultimate space for projects, hobbies, or secure storage. There's even an additional shed room for extra storage needs. Inside, the home has been freshly painted, with updated flooring on the upper level and a refreshed main bathroom. The shingles on the shed were replaced in July 2025. The basement is partially suited with a kitchenette, a 3-piece bath, laundry area, and a spacious rec room that includes a closet—perfect for converting into an additional bedroom. You'll also find a large fourth bedroom and a flex/storage room for added versatility. A solid family home in a prime location—this one is ready for its next chapter

Inclusions:  
Property Listed By:

**Garage heater and basement Fridge**  
**People 1st Realty**

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

















