

**302 Hillcrest Drive**  
**Fort McMurray, Alberta**

**MLS # A2224927**



**\$389,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,197 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** air conditioner, pot rack, curtain rods

Welcome to a home that's bursting with good vibes, plant babies, and stories in every corner. This is not your average bungalow. Nope. This one's got character, charm, and a front yard that makes you want to sit down with a book and never leave. This 1197 square foot home sits on a quiet street in Thickwood, with no neighbours directly behind you. That means peace and quiet. That means backyard barbecues, laughter echoing into the trees, and no one watching you try to build that new trampoline. Step inside and the first thing you'll notice is the huge front window. It lets the light pour into the living room and shows off the very cool entrance. This is where you'll kick off your shoes, take a deep breath, and feel like you're home. The kitchen has painted cabinets and stainless appliances. It's cozy, fun, and just waiting for someone to cook up pancakes on a Sunday morning. Just off the kitchen is a sweet dining nook, perfect for deep chats, homework help, or card games that go a little too late. The primary bedroom has not one but two closets. And yes, there's a 2-piece ensuite. No more waiting in line to brush your teeth. The main bathroom is a full 4-piece, with space for bath time, rush-hour mornings, or long, quiet soaks. There are four bedrooms in total, which means room for kids, guests, an office, or whatever else life throws your way. Downstairs, there's a rec room that's straight-up cool. There's a feature wall, a funky bar, and even a wood burning fireplace. This is the kind of space where movie nights happen and winter evenings just feel better. Now let's talk about the soul of this home. It's full of plants, colour, and warmth. It's got that "you want to take your shoes off and stay awhile" feel. This is not a cookie cutter house. It's a boho, lived-in,

loved-on space where a family was raised and memories were made. The sellers said raising their kids here was amazing, and you can feel that energy in every room. You've also got a single attached garage, a 5748 square foot lot, and you're close to great schools, parks, shopping, and transit. Life here is just easier. Whether you're buying your first home or looking for a space that feels like it already loves you back, this could be the one. Homes like this don't come up every day, especially not on a street this quiet, in a spot this good, with this much personality. Upgrades to the home: Hot water tank 2025, Roof 2017, Furnace 2012, Windows 2010 and A/C 2013. All the big things that need replacing have been done! This home is a gem! Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?