

143 Hill Drive
Fort McMurray, Alberta**MLS # A2225513****\$375,000**

Division:	Downtown		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,383 sq.ft.	Age:	1984 (41 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached, Driveway, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SCL1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: N/A

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 space. 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.