

249 Hillcrest Drive
Fort McMurray, Alberta

MLS # A2212912



\$344,900

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|------------------|---|---------------|-------------------|
| Division: | Thickwood | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,192 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Parking Pad, Single Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Landscaped | | |

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|--------------------|------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete, See Remarks | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: SOLD AS IS WHERE IS

Fantastic Location & Facing the Park! This charming home offers a warm and welcoming layout with hardwood flooring throughout the spacious living room, kitchen, and main floor primary bedroom. The bright and airy living room features a large front window that overlooks the park, creating the perfect space to relax or entertain. The eat-in kitchen is both functional and inviting, complete with a convenient eat-up island—great for casual dining or morning coffee. Down the hallway you will find a 4PC main bathroom, and 3 bedrooms including the primary bedroom with its own 2 PC ensuite bathroom. The basement is fully developed with 2 more bedrooms, a 3 PC bathroom, a laundry room and a large family room with wood stove and wet bar. Enjoy outdoor living with a fully fenced yard, a 2-tiered deck ideal for summer gatherings, and direct access to green space in the back. The garage features a rear addition that provides excellent storage options. Sold as is, where is. Don’t miss your opportunity to own a home in this desirable location with so much potential!