

249 Hillcrest Drive
Fort McMurray, Alberta

MLS # A2212912



\$344,900

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		

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!