

# \$309,900 - 249 Hillcrest Drive, Fort McMurray

MLS® #A2212912

**\$309,900**

5 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

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!

Built in 1980

## Essential Information

MLS® # A2212912

Price \$309,900

Bedrooms 5



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,192
Acres	0.14
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	249 Hillcrest Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3T9

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete, See Remarks

**Additional Information**

Date Listed	April 21st, 2025
Days on Market	29
Zoning	R1

**Listing Details**

Listing Office	RE/MAX Connect
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