



108 Hill Drive Fort McMurray Alberta

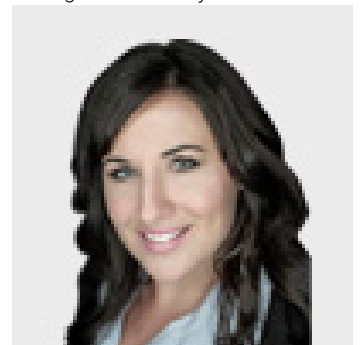
\$429,900

If you're looking for a home that offers a unique blend of functionality and tranquility, then you've found it at 108 Hill Drive. This beautifully updated 3 bedroom, 2.5 bathroom, 1,274 sq.ft. bungalow is situated on a spacious 10,226 sq.ft. lot in the vibrant heart of downtown Fort McMurray. The main floor is a showcase of modern living, featuring three well-sized bedrooms and a full bathroom. The primary bedroom includes a half bath ensuite and stylish double barn closet doors. Step into a kitchen that boasts granite countertops, plenty of storage and modern fixtures, complimented by newer luxury flooring throughout the house. The living and dining areas are bathed in natural light, streaming in through large windows that enhance the airy and open feel of the home while looking out to the back yard oasis. The walk-out basement is a great place to relax in front of the show piece of the room - the large gas fireplace surrounded by a sparkling stone facade. This is a great room to house guests as well with the kitchenette and additional 3 piece bathroom and laundry. Walking outside, the back yard transforms into a private sanctuary, featuring an enclosed hot tub room with a newer \$20k hot tub!!!! and a charming pergola, ideal for relaxation and outdoor gatherings. There are no neighbours behind so you'll truly enjoy being surrounded by the mature fruit trees and quiet atmosphere. Another unique feature of this home is the bedroom that has been converted from a portion of the single attached garage. There's plenty of potential with this additional space. In the past 3 years there have been significant upgrades to the home including A/C, furnace, hot water tank, engineered siding, windows, and roof. With every detail carefully considered, this turn-key property offers an unparalleled living experience in a sought-after location. Don't miss the chance to make it your...

3pc Bathroom 6.92 Ft x 6.58 Ft
 Recreational, Games room 21.67 Ft x 24.75 Ft
 Other 10.67 Ft x 6.17 Ft
 2pc Bathroom 4.50 Ft x 5.00 Ft
 4pc Bathroom 7.17 Ft x 7.42 Ft
 Bedroom 9.58 Ft x 11.17 Ft

Bedroom 9.58 Ft x 9.08 Ft
 Dining room 13.50 Ft x 13.17 Ft
 Kitchen 13.08 Ft x 11.08 Ft
 Living room 12.08 Ft x 24.83 Ft
 Primary Bedroom 12.08 Ft x 11.17 Ft
 Guest suite 11.33 Ft x 11.67 Ft

Listing Presented By:



Originally Listed by:
SELLER DIRECT NORTHERN
HOMES REALTY

<http://www.sellerdirectnorthernhomes.com/>



RE/MAX Fort McMurray

9919 Biggs Avenue , Fort
McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net