



# 169 Hilltop Crescent Fort McMurray Alberta

\$425,000

DO YOU LOVE BI-LEVELS? LOOKING FOR SEPARATE ENTRANCE TO BASEMENT? This is an AMAZING Opportunity to own in one of PREMIER Locations in Thickwood! There is a back entrance that leads directly to the basement, which features 3 bedrooms (one bedroom could be a family room), 3 pc bathroom and big laundry room that has two sets of washer/dryer's. ARE YOU LOOKING FOR A BIG YARD AND GARAGE FOR ALL YOUR TOYS? Let's start OUTSIDE with the 24' 6" x 24' 3" DETACHED HEATED Garage decked out with work benches, shelving and attic storage, and behind the garage is more storage! Need Parking? How about the big driveway with parking for 5-6 vehicles. Have an RV? We got you covered with a fenced in yard with DOUBLE GATE, where you can park your RV/ATV's for that added security. LOVE THE OUTDOORS? The backyard is a gardener's delight with raised flower and veggie beds, gorgeous lawn and with ample sun and shade for the most discerning of buyers. There is also a firepit to hang out with family and friends. Look out the front window of your home, you will find greenspace with lots of trees, and an outdoor skating/hockey rink in winter, and just a short walk to the Centerfire Arena to take in a hockey game or a concert. Birchwood Trails, parks, dog park, K-12 Schools, Shopping, restaurants, and all amenities. Work on site or don't have a car? The transportation route is within walking distance to site and metro buses. Centrally located this home is located on a quiet street in Thickwood, and the perfect place to call home. Let's go inside this beautiful and spacious bi-level, there is 6 bedrooms, 2 bathrooms, a wood burning fireplace, beautiful kitchen with some updated appliances, off the dining is a screened in 3 seasoned porch that has 2 skylights letting in all the natural light for you to bask in the morning sun! Newer Brock Furnace (1.5 yrs old), and newer hot w...

Bedroom 3.83 M x 4.17 M

3pc Bathroom Measurements not available

Bedroom 3.91 M x 5.18 M

Bedroom 3.81 M x 5.05 M

Furnace 4.04 M x 4.09 M

4pc Bathroom Measurements not available

Bedroom 3.89 M x 2.67 M

Bedroom 2.80 M x 2.57 M

Dining room 3.63 M x 2.97 M

Kitchen 3.63 M x 2.52 M

Living room 4.98 M x 4.42 M

Primary Bedroom 3.63 M x 4.29 M

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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RE/MAX FORT MCMURRAY

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