



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

105 Hill Drive
Fort McMurray, Alberta

MLS # A2237651



\$439,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Downtown | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,084 sq.ft. | Age: | 1971 (54 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, Driveway, Garage Faces Front, Heated Garage | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|-------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | See Remarks | Zoning: | SCL1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: fridge, stove, dishwasher, washer/dryer, all window blinds, heater in garage,

Welcome to 105 Hill Drive, where elegance meets comfort in the heart of downtown! This beautifully renovated bungalow is a true gem, boasting a myriad of features that promise to captivate the sophisticated buyer. Step through the inviting entrance and be greeted by a bright, open-concept living area that effortlessly flows into the dining space, perfect for entertaining friends and family. The modern aesthetic is accentuated by sleek grey laminate flooring that complements the contemporary design, while large windows ensure the space is bathed in natural light. Prepare to be impressed by the beautiful kitchen, a culinary enthusiast's paradise! With its pristine grey soft touch close cabinetry, luxurious countertops, this kitchen is not only functional but also lots of space for the chef of the home. Whether whipping up a quick breakfast or hosting an elaborate dinner party, this space is designed to inspire. The main floor features two generously sized bedrooms, including a primary suite that has been thoughtfully renovated to create additional space and comfort. This adaptable layout allows for easy reconfiguration, should you wish to revert the home back to a three-bedroom layout. A beautifully renovated full bathroom completes the main floor, offering both style and convenience. Immerse yourself in the full, renovated bathroom that combines style and utility, providing a serene oasis for relaxation. Venture to the lower level, where a spacious family room awaits, providing the perfect setting for cozy movie nights or game days. With two additional bedrooms and another modern full bathroom, this level is ideal for guests or can serve as a private retreat for family members. Step through the patio doors from the kitchen and discover your personal outdoor paradise! The expansive backyard is perfect for family gatherings, pets, or simply enjoying a peaceful afternoon in

the sun. The impressive 26.7 x 24.6 detached heated garage is a mechanic's dream, providing ample space for tools, projects, and more—truly a rare find! Nestled in a prime downtown location, this home offers unparalleled access to all the amenities you could desire. With schools, shopping, and public transport just a stone's throw away, you'll enjoy the convenience of urban living without sacrificing tranquility. Just a short stroll to the scenic Syne and vibrant downtown area, you'll be surrounded by the best dining, entertainment, and cultural experiences. A walkable location to schools, shopping, bus route, and all amenities, you MUST add this home to your shopping list! CALL NOW AND START PACKING!