



GRASSROOTS
REALTY GROUP

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**150 Hilltop Crescent
Fort McMurray, Alberta**

MLS # A2241550



\$449,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,066 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: Garage heater and basement Fridge

4 BEDROOM | 2 BATH | CORNER LOT | HEATED GARAGE | RV PARKING | BACKING GREENSPACE & THICKWOOD TRAILS
Nestled on a spacious corner lot and surrounded by lush greenspace and the beloved Thickwood trails, this 4-bedroom, 2-bathroom home offers the perfect balance of convenience and outdoor living for the whole family! The fully fenced backyard is huge, with double gate access—ideal for storing all your toys and gear. The long driveway provides ample parking for 6–8 vehicles, including RV parking, and the detached heated garage is the ultimate space for projects, hobbies, or secure storage. There’s even an additional shed room for extra storage needs. Inside, the home has been freshly painted, with updated flooring on the upper level and a refreshed main bathroom. The shingles on the shed were replaced in July 2025. The basement is partially suited with a kitchenette, a 3-piece bath, laundry area, and a spacious rec room that includes a closet—perfect for converting into an additional bedroom. You’ll also find a large fourth bedroom and a flex/storage room for added versatility. A solid family home in a prime location—this one is ready for its next chapter