



GRASSROOTS
REALTY GROUP

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141 Hillcrest Drive
Fort McMurray, Alberta

MLS # A2249096



\$575,000

Division:	Thickwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,108 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Driveway,		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Gazebo, Landscaped, Lawn, View		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Veneer, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: FRIDGE X2, STOVE X2, MICROWAVE X2 WASHER + DRYER X2 STAND UP FREEZER, GAZEBO, WATER FILTERATION, SHED, NEGOTIABLE: WINE FRIDGE, MINI FRIDGE.

INCREDIBLE 28x24 GARAGE WITH LOFT, REINFORCED FOR A LIFT W/ IN FLOOR HEAT! 2 DRIVEWAYS! Welcome to 141 Hillcrest Drive: A cut above the rest, this impeccably maintained home surprises with its generous interior space boasting nearly 2,100 sq/ft of living, and an incredible one-of-a-kind 28x24 garage that elevates it to something truly special. Built in 2014, the detached garage features high ceilings, in-floor boiler heat with an extra thick concrete floor that could support a lift, a 16x19 insulated door, two floor drains a second-storey loft complete with a kitchenette, separate laundry, and a beautifully finished three-piece bathroom—an ideal setup for guests, entertaining, a workshop, or extra living space. Accessible from a second driveway with RV parking and additional spa Located in the heart of Thickwood, directly across from a scenic park and green space and just steps from shopping and amenities, the pride of ownership is evident from the moment you arrive. With updated siding, stone veneer, shingles, windows, and doors (all completed in 2014), this home stands out, even in a neighbourhood known for its charm and character. Inside, freshly painted white walls (2025) create a bright and airy atmosphere throughout the main level. The spacious living room overlooks the front yard and flows into the dining area and kitchen, making the space ideal for everyday living and entertaining. The kitchen is warm and functional, featuring ample counter space, stainless steel appliances, tile flooring, and access to the back deck for seamless outdoor dining in the afternoon sun. Upstairs, you’ll find three bedrooms and a full four-piece bathroom. The primary easily accommodates a king-size bed, while the other two bedrooms offer excellent space and flexibility. The third level (just below the main) hosts a cozy family room with an electric

fireplace—perfect for game nights or relaxing with friends—as well as the fourth bedroom and another updated four-piece bathroom. Every room is spotless and well maintained. The basement level offers another inviting living area, with adjustable lighting that sets the perfect ambiance for movie nights. The large crawl space provides excellent storage, and the laundry room offers even more room for supplies and organization. Major mechanicals have all been upgraded, including the furnace, HWT, and central A/C (2021), making this home truly move-in ready with peace of mind. And finally, the backyard is nothing short of spectacular. Professionally landscaped with no expense spared, the interlocking brick patio surrounds a central firepit—your own private oasis for entertaining or relaxing under the stars. A gazebo offers shaded outdoor dining, while a water feature brings a sense of calm to the space. Mature trees provide both privacy and shade, and a stone path leads to a charming garden shed. This yard, combined with the exceptional garage, creates one of the most impressive outdoor spaces you’ll see this spring