



GRASSROOTS
REALTY GROUP

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**173 Hilltop Crescent
Fort McMurray, Alberta**

MLS # A2251128



\$444,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,096 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Greenbelt, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, A/C Unit, all window coverings,

ACROSS FROM TREE LINE! RENOVATIONS COMPLETE! Welcome to pride of ownership on sought-after Hilltop Crescent—where comfort meets style in a beautifully updated home across from scenic walking trails and a peaceful tree line. Step into a spacious foyer and through charming entry into a generous sun filled living room accented nicely by a stunning fireplace feature wall. The renovated kitchen is a standout with ample counter space which includes a large island, white cabinetry, and sleek stainless steel appliances. Down the hall, you’ll find three comfortable bedrooms and a fully updated 4-piece bathroom (2023) with modern finishes. The fully developed basement is a dream space, offering a large recreation area, a cozy den, a 4th bedroom, and a must-see bathroom featuring a gorgeous custom tile shower and dual sinks—perfect for guests or a growing family. The updated laundry room adds extra convenience. Enjoy your morning coffee on the front porch with tranquil views of the tree line and walking trails, or entertain in your fully fenced, landscaped backyard. A swing gate on one side allows for extra parking or RV access. Recent updates include: kitchen countertops (2025), stainless steel appliances (2019), interior paint (2021), new shingles (2024), A/C unit (2024), furnace & hot water on demand (2019), main bath countertops (2025), updated flooring throughout, washer & dryer (2019), newer front deck, fencing, and landscaping, as well as updated interior door hardware, and newer siding and windows from the previous owner. This home is located close to all amenities, including schools, grocery stores, and a dog park—everything you need just minutes away. Don’t miss out—book your private showing today!

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