



GRASSROOTS
REALTY GROUP

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**141 Hillcrest Drive
Fort McMurray, Alberta**

MLS # A2255801



\$562,000

Division:	Thickwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,097 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Gazebo, Landscaped, Lawn, Many Trees, No Neighbors		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Dry Bar, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Gazebo, shed, water filtration system, stand-up freezer, two fridges, two stoves, two microwaves, and two washer & dryer sets

RARE FIND! I don't use the word rare very often but there is truly nothing like this home in Fort McMurray, especially right in the heart of Thickwood at this price point. Introducing 141 Hillcrest Drive: From the moment you pull up, you'll fall in love with the CURB APPEAL and the GREENSPACE directly across the street. This property offers TWO DRIVEWAYS, giving you enough room to host your very own car show with space for SIX TO EIGHT VEHICLES. The impressive 28x24 HEATED GARAGE includes a LOFT and is REINFORCED FOR A LIFT, features IN-FLOOR HEAT, VAULTED CEILINGS with SKYLIGHTS, TWO FLOOR DRAINS, 220 VOLT POWER, a spa-like full bathroom with a WALK-IN SHOWER, SEPARATE LAUNDRY, an upstairs KITCHEN and BEDROOM SPACE, and an EXTRA-THICK CONCRETE FLOOR that combines sleek design with strength. Inside the home, you'll find a spacious living room with walnut-hue flooring and CROWN MOULDING, an ample kitchen with STAINLESS STEEL APPLIANCES, and a bright dining area. The upper level features a FULL BATHROOM and THREE spacious bedrooms. On the lower level, there is another FULL BATHROOM, a LARGE bedroom, and a RECEIVING ROOM with a cozy ELECTRIC FIREPLACE perfect as a second living room, a bar, a gym, or even a home office. With its SEPARATE ENTRY, this level also has excellent RENTAL POTENTIAL. The FULLY FINISHED BASEMENT offers a cozy REC ROOM, a STORAGE ROOM with a CRAWL SPACE perfect for seasonal items, and a spacious LAUNDRY ROOM with UPPER AND LOWER CABINETS and plenty of COUNTERSPACE. Step outside to enjoy a SUNNY DECK ideal for lounging and sunbathing, a charming GAZEBO with a chandelier for shaded dining, and a stunning interlocking BRICK PATIO with a

central FIREPIT designed for entertaining. The backyard is surrounded by MATURE TREES, creating a space that feels PRIVATE, PEACEFUL, and COZY, and it comes with the bonus of amazing neighbours. Adding to the charm, you'll find a cute WATER FOUNTAIN that creates a relaxing atmosphere, a POWERED SHED for all your projects and storage needs, and even a little PATIO area tucked behind it for extra outdoor enjoyment. To top it all off, the home looks absolutely SPECTACULAR at night with all its thoughtfully placed EXTERIOR LIGHTS that showcase its beauty and charm. This home is MOVE-IN READY, PRISTINE, and has been EXCEPTIONALLY WELL-LOVED. It not only provides a LUXURIOUS home, but also a LIFESTYLE that is second to none. UPDATES AND EXTRAS include HOT WATER TANK (2021), CENTRAL A/C (2021), FURNACE (2021), SHINGLES (2014), DOORS (2014), SIDING (2014), STONE VENEER (2014), AND WINDOWS (2014), FRESHLY PAINTED white walls (2025), FRONT AND BACKYARD PROFESSIONAL LANDSCAPING, and also the seller is WILLING TO LEAVE MOST FURNITURE including HIGH-END ITALIAN pieces from Natuzzi. The location is UNBEATABLE with GREENSPACE in front, NO DIRECT NEIGHBOURS BEHIND, a bus stop steps away, a grocery store around the corner, and schools just a short drive. This is your chance to own a ONE-OF-A-KIND BESPOKE HOME in Fort McMurray!