



GRASSROOTS
REALTY GROUP

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148 Hill Drive
Fort McMurray, Alberta

MLS # A2267666



\$409,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,114 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, See Remarks, Street Lighting		

Heating:	Forced Air
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Central Vacuum, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	SCL1
Utilities:	-

Inclusions: N/A

Don't miss out on this versatile property — live upstairs and rent the basement! Step into this immaculately maintained residence, where elegance and functionality blend seamlessly. This stunning property boasts a total of five bedrooms, with three generously sized bedrooms located on the upper level and a two-bedroom illegal basement suite, ideal for extended family living or generating potential rental income. The modern kitchen, the heart of every home, features a bright, contemporary design with updated appliances, ample counter space, and beautiful cabinetry. Perfect for culinary enthusiasts and family gatherings in the dining area that is adjacent to the kitchen, which offers an ideal setting for intimate dinners or festive occasions. The cozy living room is a welcoming space designed for relaxation and entertaining, filled with natural light that creates a warm and inviting atmosphere. The primary bedroom is a serene retreat with ample closet space. The other two bedrooms are spacious and filled with natural light. The main floor bathroom has been completely renovated for your comfort and oasis. The basement features a two-bedroom illegal suite, which is ideal for guests, extended family, or tenants, providing flexible living arrangements. There is a cozy space that can be used as a living room or recreational area. The kitchenette has all the essential appliances, making it a functional and convenient space for independent living. The laundry area is in the common area of the back entrance for everyone in the house to share. The backyard is an oasis for outdoor living, featuring a well-maintained garden, perfect for summer barbecues, gatherings, or simply unwinding and playing with the family pup after a long day in the fully fenced yard. The double-car, heated garage is perfect for parking in or storing all your ATV's;

and there is a lot of parking space for multiple vehicles on the two driveways. Located downtown in a friendly and convenient neighbourhood, this home is close to schools, the Snye, parks, bus stops and essential amenities. Enjoy the perfect balance of comfort and opportunity with everything you need just a stone's throw away. Call to make this property not just a home but a great investment as well.