



**121 Hinge Road
Fort McMurray, Alberta**

MLS # A2286121



\$500,000

Division:	Thickwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,177 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: GARAGE HEATER

Welcome to 121 Hinge Road, a well cared for four level split ideally located across from a green belt with beautiful tree lined views and just steps from the dog park. Close to schools and surrounded by great neighbours, this home offers space, functionality, and a setting that is hard to beat. The exterior features a combination of vinyl and brick siding and a new front deck completed in 2023. The fully concrete driveway provides exceptional parking with space for five vehicles, double at the front and tandem at the back, or room for RV parking and recreational storage. The home is fully fenced and backs onto a green lane with gate access, offering added convenience and privacy. The backyard is thoughtfully designed for both relaxation and productivity, featuring a stone patio, fire pit area, raised garden beds, raspberry bushes, and mature apple and pear trees. A rear deck with a gas line makes summer barbecuing easy. The double detached garage, built in 2004, is quite large, heated, insulated, and equipped with a radiant heater and a wooden workbench, making it an ideal workspace or storage solution. Inside, the main level offers an open concept layout with hardwood flooring in the living room and abundant natural light. The kitchen and dining area were professionally renovated in 2018 and feature white cabinetry, slide out pantry storage, a herringbone backsplash, an island, a gas line behind the electric stove, and luxury vinyl plank flooring. The dishwasher was replaced in 2025. Also completed during the 2018 renovation were new baseboards, paint, LED lighting, and an updated chandelier in the dining room. Upstairs, you will find three bedrooms with hardwood flooring and a four piece bathroom. The primary bedroom is spacious enough to accommodate a king sized bed and features a large get ready area, with the dresser able to remain if desired. Blackout blinds

are installed in the bedrooms, and new closet doors have just been installed. The lower level family room also features hardwood flooring installed in 2018 and benefits from bright windows that bring in natural light. This level includes an additional bedroom and a three piece bathroom that has seen updates including new paint, baseboards, and vanity. The lowest level offers a rec room and den or office space, creating separation from the main living areas and a great retreat for hobbies, work, or a kids's zone. The laundry room is located on this level, and there is a large crawl space providing excellent additional storage. The hot water tank was replaced in 2024, a humidifier was added in 2024, and the home includes central air conditioning. 121 Hinge Road offers exceptional parking, a highly functional layout, and a yard designed to be enjoyed, all in a prime location near green space, schools, and amenities. Schedule your private showing and experience everything this well maintained property has to offer.