



**157 Hilltop Crescent  
Fort McMurray, Alberta**

**MLS # A2289287**



**\$389,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,146 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting, Yard Lights		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Central Air and windows covering

Welcome to 157 Hilltop Crescent — a well-maintained 4-bedroom, 2.5-bath bungalow located in the desirable Thickwood neighbourhood. Offering over 2,000 sq ft of living space, CENTRAL AIR, ROOF in 2013, front door new in 2022 and soffit, fascia & gutter done in 2020. This home provides a functional layout and excellent space for family living. The main floor features a bright living room, a practical kitchen with pantry, and a cozy dining area. The primary bedroom includes a convenient 2-piece ensuite and his and hers closets, with two additional bedrooms and a full bathroom complete the main level. The basement adds incredible versatility with a massive 26' x 25' games/recreation room, a fourth bedroom and a 3-piece bathroom. Situated on a 6,189 sq ft fenced lot, the property offers a back yard, shed, front porch, and a single attached garage with additional driveway parking. Close to parks, playgrounds, shopping, and schools, this home presents a fantastic opportunity in an established, family-friendly community — book your private showing today!