



**185 Hiltop Crescent  
Fort McMurray, Alberta**

**MLS # A2292430**



**\$434,900**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Thickwood                        |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bungalow                         |               |                   |
| <b>Size:</b>     | 1,066 sq.ft.                     | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached           |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped |               |                   |

|                    |                              |                   |    |
|--------------------|------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl                        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle              | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                         | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete              | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Animal Home               |                   |    |

**Inclusions:** 2 Fridges , 2 Stoves, 2 wahers , 2 dryers, Ac Unit , Garage Door Opener

Summer arrived early on Hiltop! Investors and first time home buyers will love the options this + 2 bungalow provides. The main floor features 3 bedrooms, newer 4pce bath, stacked washer and dryer, a great living room and a newer kitchen with a eat up bar looking into the living room. There's also patio doors going onto a large deck for entertaining. The basement has its own entrance and a 2 bedroom illegal suite. 2 large bedrooms, plenty of storage, large living room, eat in kitchen , 4pc bath and a laundry room. The back yard has a 21 X 25 garage, fire pit in the yard and back lane access. There's also plenty of parking. The shingles are 3 years old, high end Kohitec windows and doors replaced in 2009, furnace is 2014. Across from the green belt and close to walking and biking trails in every direction. Shopping, restaurants and nightlife are within walking distance. Don't miss this opportunity.