



**106 Hill Drive**  
**Fort McMurray, Alberta**

**MLS # A2297165**



**\$365,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard		

<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>	Concrete	<b>Zoning:</b>	SCL1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** As is where is

**DOUBLE DETACHED GARAGE! OVER 10,000 SQ/FT LOT!** Welcome to 106 Hill Hill Drive. This well-maintained home offers a functional layout with 2 bedrooms and 1 full bathroom on the main floor, complemented by an open-concept kitchen featuring an island that flows seamlessly into the spacious living room—perfect for everyday living and entertaining. The fully developed basement provides additional living space with 2 more bedrooms, another full bathroom, a dedicated laundry area, and a large rec room ideal for family gatherings or relaxation. Outside, enjoy a fully fenced yard, ample parking, and a double detached garage, offering both convenience and versatility. Ideally located close to schools and a wide range of amenities, this property presents excellent value and opportunity. Call now to book your personal showing!