



**330 Hillcrest Drive  
Fort McMurray, Alberta**

**MLS # A2304778**



**\$499,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Thickwood  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,162 sq.ft.   | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Front Drive, Garage Faces Front, Single Garage Attached                        |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Cleared, Front Yard, Irregular Lot, Landscaped |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Floor Furnace, Natural Gas                                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl, Vinyl Plank                                 | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                         | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters, No Smoking Home, Storage, Vinyl Windows |                   |    |

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Central Air, Central Vac, Shed, Garage Door Opener & Remote

Welcome Home! 330 Hillcrest Drive has been beautifully maintained and offers TONS of upgrades including a brand new furnace and hot water tank (2026). The main floor welcomes you home with a cozy living room featuring a large window for natural lighting. Just off the living room is the formal dining room, perfect for gatherings and overlooks the eat-in kitchen with crisp white cabinets. Down the hall are 3 good sized bedrooms, including the primary with 2 closets and a 2 piece en-suite. Next to the bedrooms is the 4 piece main bathroom. Downstairs, the spacious family room features a gas fire place to cozy up to on movie nights. Also located on this level is the 4th bedroom, a 4 piece bathroom, laundry room and two large storage closets, perfect for all the off season items. The front covered veranda offers a great place to start your day with coffee, while in the back you will find a large deck (half of it covered) overlooking the large landscaped and fenced backyard with sheds for storage. A great space to spend time in nature. Additional features include central air (2013), central vac (2016), new washer and dryer (2023), new microwave (2025), double pane windows (2015), paint (2017), siding (2017), shingles (2017), gutters (2017), fencing (2017), basement carpet (2017) and exterior tap (2025). And don't forget about the attached garage and parking to make this home perfect for your family! Title insurance in lieu of a real property report.