



GRASSROOTS
REALTY GROUP

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**209 Hillcrest Drive
Fort McMurray, Alberta**

MLS # A2125321



\$479,900

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,692 sq.ft.	Age:	1976 (48 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Driveway, Heated Garage, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Greenbelt, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Double Vanity, Granite Counters, Soaking Tub

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, 2 sheds, all blinds and window coverings, garage heater

Nestled in the heart of Central Thickwood, this charming home has been renovated from top to bottom and boasts a picturesque setting with a Greenbelt both behind and across the street. Situated conveniently close to community amenities, including the nearby Community Gardens, Father Merc Highschool, numerous elementary schools, Thickwood Dog Park, and Birchwood Trails, this location offers the perfect blend of nature and urban convenience. Ideal for families, this home has undergone a remarkable transformation over the years, resulting in a flexible and functional layout. A rare gem, it features four bedrooms upstairs, providing ample space for everyone. Upon entering, you are greeted by a welcoming foyer leading to a thoughtfully designed living space. The spacious living room is adorned with large windows offering scenic views and is complemented by a cozy wood fireplace with a gas starter. The adjacent dining room, capable of accommodating large gatherings, seamlessly flows into the newly renovated kitchen. Boasting stunning granite counters, Timeless white cabinets, and stainless steel appliances, including a deep stainless sink overlooking the expansive backyard, the kitchen is a chef's delight. Additional highlights of the main level include a convenient mudroom leading to the laundry room and a powder room with updated features. Storage is plentiful with two closets and direct access to the heated garage. Upstairs, the primary bedroom boasts a fully updated ensuite bathroom and a sizable closet, while the remaining bedrooms share a stunning main bathroom featuring a deep soaker tub and hexagon tile surround. The fully developed basement offers versatility, with a spacious rec room currently utilized as a fifth bedroom and a luxurious bathroom showcasing a custom oversized tiled shower and elegant sink with a makeup vanity. Numerous

upgrades, including brand new flooring, paint, and newer windows and shingles, ensure modern comfort throughout. Outside, the southeast-facing backyard features a newer deck, two sheds, mature trees, and a large concrete patio, perfect for outdoor entertaining. With its idyllic setting and abundance of features, this home presents a rare opportunity to find your perfect match. Let us help you make it yours!