



GRASSROOTS
REALTY GROUP

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**109 Hillcrest Drive
Fort McMurray, Alberta**

MLS # A2126063



\$419,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,204 sq.ft.	Age:	1975 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Greenbelt, Landscaped, See Remarks		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Animal Home, See Remarks, Separate Entrance		

Inclusions: FRIDGE X 2, STOVE X 1, DISHWASHER X 1, ALL WINDOW COVERINGS, , MICROWAVE, WASHER X2, DRYER X 2, ALL BASEMENT FURNITURE (AS IS WHERE IS)

Centrally located on a quiet street, sitting on over 5900 sqft lot, 109 Hillcrest Drive is ready for new owners! Enjoy your morning coffee on your front deck, with a beautiful VIEW! Close to shopping, schools, bus stops & parks this is the home you've been looking for at an affordable price. This cozy 1200 + sqft bungalow features 6 bedrooms, 2 bathrooms and a huge 22' x 24' heated garage with TONS of parking! Inside you are greeted with a neutral paint, 3 good sized bedrooms, an updated kitchen and bathroom (2019) and main floor laundry. The basement features a SEPARATE entrance, with 3 more bedrooms, family room, kitchenette, laundry, full bathroom and extra stand up shower. The basement is currently generating \$1,700 per month and the tenants would love to stay if possible. The fully fenced yard offers lots of privacy, with a 3 tier deck- PERFECT for entertaining. Pride of ownership definitely shines at 109 Hillcrest -- book your private viewing TODAY!