

**185 Hilltop Crescent
Fort McMurray, Alberta**

MLS # A2292430



\$434,900

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

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

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

Summer arrived early on Hilltop! Investors and first time home buyers will love the options this 3+ 2 bungalow provides. The main floor features 3 bedrooms, newer 4pc 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.