

**106 Hill Drive
Fort McMurray, Alberta**

MLS # A2297165



\$365,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bi-Level		
Size:	844 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	SCL1
Foundation:	Poured Concrete	Utilities:	-
Features:	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!