

**334 Hillcrest Drive  
Fort McMurray, Alberta**

**MLS # A2299547**



## \$515,888

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,081 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, H		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Pantry, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, garage heater, central a/c, attached hanging garage shelves, hot tub

LOVE AT FIRST SIGHT! Welcome to 334 Hillcrest Drive, with the gorgeous exterior offering modern curb appeal matched with an INCREDIBLE and UPGRADED 24X26(ext.) HEATED GARAGE with 10 FT CEILINGS, and tons of parking with the extended concrete driveway. You are guaranteed to fall in love with this fully updated home inside and out, even before you step inside. Updated crisp dark blue siding, front veranda, and shingles in 2017. The exterior offers a well-manicured yard with a hot tub area, deck, fencing, and your garage. The interior offers many recent updates that include an updated kitchen, baseboards, flooring, paint, hardwood floors, custom blinds, and renovated bathrooms, just to name a few. This spacious bungalow in the Heart of Thickwood features over 2000 sq ft of living space, which includes a gorgeous main level, with a bright front living room with gleaming tiger hardwood floors that extend throughout the main level. The gorgeous kitchen features white cabinetry extended to the ceiling, granite countertops, updated light fixtures, and an eat-in dining room, all overlooking your yard. The main level continues with 3 bedrooms, all with hardwood floors. Plus, a 4-pc renovated bathroom. The fully finished lower level offers updated carpets in recent years, a massive rec room, and family room featuring a corner gas fireplace. In addition, you have an oversized 4th bedroom and den with updated luxury vinyl plank flooring. This lower level is complete with another 4-pc bathroom, plus a laundry room and storage areas. Other features on this turnkey home are central a/c, a rear separate entrance if you wanted to rent the basement, and a prime location on Hillcrest Drive next to Birchwood walking trails, quick access to site and city bus stops, shopping, and schools of all levels K-12. You will be proud to call this one home. Call today for your

personal tour!