



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

112 Hill Drive
Fort McMurray, Alberta

MLS # A2309270



\$484,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,719 sq.ft.	Age:	1971 (55 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, I		
Lot Size:	1.98 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	SCL1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, See Remarks, Separate Entrance		

Inclusions: 2 Fridges, 2 Microwave, 2 Dishwashers, Stove, Washer, Dryer

Welcome to 112 Hill Drive, where ELEGANCE meets COMFORT in the heart of downtown! This beautifully RENOVATED bungalow offers 1,718.69 SQ FT of living space and sits on a massive 8,200 SQ FT lot BACKING ONTO GREENBELT. This stunning home features 7 BEDROOMS, 4 BATHROOMS, and a SEPARATE ENTRANCE to the FULLY DEVELOPED BASEMENT with a FULL KITCHEN, currently generating rental income and offering excellent mortgage helper potential. The main floor showcases beautiful MAPLE HARDWOOD flooring with a MAHOGANY BORDER, adding an executive touch to the bright and spacious living area. The large Primary Bedroom offers plenty of space, a WALK IN CLOSET, and a 3 PIECE ENSUITE. Many recent upgrades have been completed, including an EXTRA GRAVEL PARKING PAD, making the already oversized driveway even larger. The DOUBLE DETACHED HEATED GARAGE, FIRE PIT, SHED, and huge landscaped backyard create the perfect setup for family living and entertaining. Enjoy summer evenings on the MASSIVE WEATHER TREATED DECK overlooking the private backyard. Located in a PRIME DOWNTOWN LOCATION, this home is within walking distance to schools, shopping, bus routes, parks, trails, and all amenities. Just a short stroll to the scenic Snye and vibrant downtown core, offering restaurants, entertainment, and recreation nearby. MOVE IN READY and truly a RARE FIND. Homes like this do not come up often. MUST SEE!