



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

104 Hill Drive
Fort McMurray, Alberta

MLS # A2317246



\$369,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	978 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SCL1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Located in the heart of the Clearwater River valley sits this cozy bungalow located on over a 10,000 sq foot lot with lots of trees for privacy. The backyard is the perfect place to enjoy your morning coffee while listening to the birds or for an evening cookout as it has its own fire pit and stamped concrete patio. The seller has put a lot of thought into the logistics of this home. As you approach the front walkway, you will notice the great curb appeal and ample parking. As you enter the front door you are greeted by the open-concept kitchen, living room, and dining area, which features stainless steel appliances lots of cupboards, and counter space and large windows to let in all the natural light. There are three good-sized bedrooms, a four-piece washroom with stackable laundry and the master bedroom has a 3 piece en suite for your convenience. The basement was totally renovated since 2019 and is a legal basement. The fully finished basement offers 2 additional bedrooms, family room, 1 1/2 bathrooms a kitchen with stainless steel appliances, its own laundry room with washer & dryer & 2 furnace's. The basement is finished in ceramic tile. The basement has its own private entrance with glass doors leading to a separate secluded and very private patio. The location is only steps away from the Clearwater River, Syne Park, the boat launch and my favorite place to eat, Surekha's on the Syne. The bus route and all other amenities are close by. This home is perfect for first-time buyers or seniors living as everything is on one level. This property must be seen to be appreciated. Hill drive is a great location close to all amenities schools parks trails shopping, parks and playgrounds.