

# \$439,900 - 105 Hill Drive, Fort McMurray

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MLS® #A2237651

**\$439,900**

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.14 Acres

Downtown, Fort McMurray, Alberta

RENOVATIONS GALORE! This Beautifully renovated bungalow in the heart of downtown has So many things to love! Let's start with the entrance way leads to a open concept living area leading to your dining and off the dining a modern white kitchen with Corian countertops, beautiful cabinetry and all this surrounded in modern grey laminate flooring. On the main floor are two spacious bedrooms, with the primary bedroom having been renovated to accommodate extra space (the main floor could be put back to a 3 bedroom), and a full renovated bathroom. The back of the home is a mud room with laundry. The basement has a spacious family room, 2 more bedrooms and another full bathroom. Off the kitchen are patio doors leading to your huge back yard with a 25 x 23 detached HEATED Garage! A mechanics DREAM! The fenced back yard is perfect for pets or kids. Nestled in a PRIME LOCATION of downtown this home is sure to please the savvy buyer! FANTASTIC home in a FABLOUS Neighborhood near schools, shopping, bus route and all downtown amenities. Call today and start packing!



Built in 1971

## Essential Information

MLS® # A2237651

Price \$439,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	105 Hill Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2B4

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Garage Faces Front, Heated Garage
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	12
Zoning	SCL1

## Listing Details

Listing Office	RE/MAX Connect
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