

143 Hill Drive  
Fort McMurray, Alberta

MLS # A2166668



## \$435,000

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,395 sq.ft.	<b>Age:</b>	1984 (40 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	SCL1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage		

**Inclusions:** Fridge, stove, washer, dryer, microwave, window coverings, fire pit, 2 freezers, fridge x2 in garage and basement, all other furnishings negotiable.

Nestled on a quiet downtown street, this well-loved family home offers plenty of space indoors and outdoors for everyone. From the curb, you'll notice the expansive paved driveway, perfect for multiple vehicles or RV parking, leading to a double detached heated garage equipped with a wood stove. The fully fenced and landscaped yard, featuring a charming crabapple tree, a fire pit, and ample room for relaxation or gardening, offers the perfect outdoor retreat. Inside, you'll be greeted by fresh neutral tones and abundant natural light flowing into the bright living room and large eat-in kitchen, which is spacious and ready for your culinary creations. Two oversized bedrooms, part of an addition to the home, are located off the kitchen, with two more bedrooms and a full bathroom completing the main level. Downstairs, the recently renovated basement features two additional bedrooms, an updated bathroom, laundry, and a convenient kitchenette. This space is ideal for guests or as a potential income suite. The basement has been completely renovated down to the studs in the past few years, ensuring everything is fresh and modern. Other highlights include new shingles (within the last 3 years) on the main roof, new furnace and hot water tank in the last 3 years, as well as hard-wired smoke detectors. Close to schools, shopping, parks, playgrounds, and walking trails, this home is a fantastic option for a growing family or an investor looking for a turnkey opportunity. Don't miss your chance to see this downtown home today!