

# \$459,500 - 106 Hilltop Crescent, Fort McMurray

MLS® #A2249362

## \$459,500

6 Bedroom, 3.00 Bathroom, 1,461 sqft

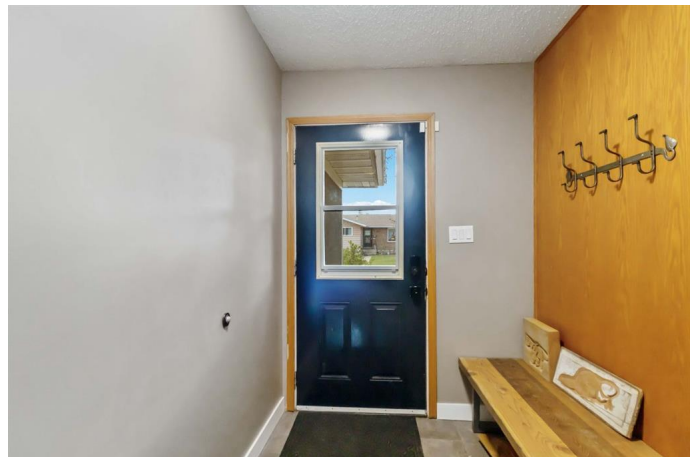
Residential on 0.16 Acres

Thickwood, Fort McMurray, Alberta

Introducing 106 Hilltop Crescent: Located in a QUIET Thickwood area, this home sits on over a 7,100 SQFT LOT with NO DIRECT NEIGHBOURS BEHIND and only one beside.

When you pull up, youâ€™ll love the MULTI-CAR DRIVEWAY and FRONT WOODEN CUSTOM STEPS WITH BUILT-IN LIGHTS. Step inside and youâ€™ll immediately notice the dark modern-hue BAMBOO FLOORING, setting the tone for the BRIGHT LIVING ROOM, SPACIOUS DINING AREA, and UPDATED KITCHEN with GRANITE COUNTERTOPS, NEW STAINLESS STEEL APPLIANCES, GAS RANGE, and UNDERMOUNT SINK. The main floor also features a HALF BATH with a new vanity that has a sliding lockable door to the PRIMARY BEDROOM, plus THREE EXTRA BEDROOMS that offer peace and privacy. There is also a FULL BATHROOM with a newer vanity.

The FULLY FINISHED BASEMENT has its own SEPARATE ENTRANCE, making it perfect for a RENTAL SUITE or IN-LAW SUITE. It features an UPDATED LAUNDRY ROOM with ample CABINET & CUPBOARD SPACE, a UTILITY SINK, SHIPLAP CLOSET, and a window. Youâ€™ll also find TWO BEDROOMS, a LARGE REC ROOM, a KITCHEN with sink, stove, fridge, and pantry, a NEWLY RENOVATED FULL BATHROOM with a stand-up shower, plenty of countertop and drawer space, and a STACKABLE



## WASHER/DRYER COMBO.

The backyard is a true highlight, featuring a spacious TWO-TIERED DECK with BBQ HOOKUP, WOODEN PRIVACY SHUTTERS, and UNDER-STORAGE along with RASPBERRY BUSHES and plenty of room to enjoy. It also offers both a 10'x10' CEDAR GAZEBO the perfect place for a GAS FIRE TABLE and chairs to relax under a METAL ROOF in the evening and a 12'x20' SHOP/SHED. The shop is FULLY INSULATED with CEDAR SIDING and shingles, making it a WEATHER-TIGHT zone, and includes both a METAL INSULATED MAN DOOR that can be locked through the security system and a SIX-FOOT ROLL-UP STORAGE LOCKER-STYLE DOOR. With EASY ACCESS from the ALLEYWAY/EASEMENT, this space has many possibilities, whether as a WORKSHOP, ATV garage, or extra storage. The home is also equipped with NATURAL GAS supplying the kitchen stove, gas dryer, and an exterior outlet for a natural gas barbecue.

Updates include: bamboo flooring, tile by entrance, new stainless steel appliances, new windows, new stucco siding, new granite countertops, new kitchen backsplash, deck (5 years ago), and roof (2018).

This location is unbeatable! Close to a skating/hockey rink in winter, a short walk to Centerfire Arena for hockey games and concerts, and minutes from the Birchwood Trails, parks, dog park, K-12 schools, shopping, restaurants, and amenities. Need to commute? The transportation route is within walking distance for site shuttles and city buses.

Centrally located on a quiet street in Thickwood, this home is the perfect place to

call home. Call now!

Built in 1976

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249362    |
| Price          | \$459,500   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,461       |
| Acres          | 0.16        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 106 Hilltop Crescent |
| Subdivision | Thickwood            |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9H3V4               |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Gas Range                                                         |
| Heating           | Forced Air                                                                                                           |
| Cooling           | None                                                                                                                 |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Finished, Full, Exterior Entry                                                                                       |

**Exterior**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                                                                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Treed, Fruit Trees/Shrub(s), Gazebo |
| Roof              | Asphalt Shingle                                                                                                                    |
| Construction      | Stucco                                                                                                                             |
| Foundation        | Poured Concrete                                                                                                                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 77                |
| Zoning         | R1                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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