

# \$389,900 - 302 Hillcrest Drive, Fort McMurray

MLS® #A2224927

**\$389,900**

4 Bedroom, 3.00 Bathroom, 1,197 sqft

Residential on 0.13 Acres

Thickwood, Fort McMurray, Alberta

Welcome to a home that's bursting with good vibes, plant babies, and stories in every corner. This is not your average bungalow. Nope. This one's got character, charm, and a front yard that makes you want to sit down with a book and never leave. This 1197 square foot home sits on a quiet street in Thickwood, with no neighbours directly behind you. That means peace and quiet. That means backyard barbecues, laughter echoing into the trees, and no one watching you try to build that new trampoline. Step inside and the first thing you'll notice is the huge front window. It lets the light pour into the living room and shows off the very cool entrance. This is where you'll kick off your shoes, take a deep breath, and feel like you're home. The kitchen has painted cabinets and stainless appliances. It's cozy, fun, and just waiting for someone to cook up pancakes on a Sunday morning. Just off the kitchen is a sweet dining nook, perfect for deep chats, homework help, or card games that go a little too late. The primary bedroom has not one but two closets. And yes, there's a 2-piece ensuite. No more waiting in line to brush your teeth. The main bathroom is a full 4-piece, with space for bath time, rush-hour mornings, or long, quiet soaks. There are four bedrooms in total, which means room for kids, guests, an office, or whatever else life throws your way. Downstairs, there's a rec room that's straight-up cool. There's a feature wall, a funky bar, and even a wood burning fireplace.



This is the kind of space where movie nights happen and winter evenings just feel better. Now letâ€™s talk about the soul of this home. Itâ€™s full of plants, colour, and warmth. Itâ€™s got that â€œyou want to take your shoes off and stay awhileâ€• feel. This is not a cookie cutter house. Itâ€™s a boho, lived-in, loved-on space where a family was raised and memories were made. The sellers said raising their kids here was amazing, and you can feel that energy in every room. Youâ€™ve also got a single attached garage, a 5748 square foot lot, and youâ€™re close to great schools, parks, shopping, and transit. Life here is just easier. Whether youâ€™re buying your first home or looking for a space that feels like it already loves you back, this could be the one. Homes like this donâ€™t come up every day, especially not on a street this quiet, in a spot this good, with this much personality. Upgrades to the home: Hot water tank 2025, Roof 2017, Furnace 2012, Windows 2010 and A/C 2013. All the big things that need replacing have been done! This home is a gem! Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Built in 1976

## Essential Information

MLS® #	A2224927
Price	\$389,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,197
Acres	0.13
Year Built	1976

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	302 Hillcrest Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H3X5

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Laminate Counters, No Smoking Home
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	May 28th, 2025
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Days on Market	23
Zoning	R1

**Listing Details**

Listing Office	RE/MAX Connect
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