

# \$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 | 4              |
| Zoning         | SCL1           |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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