

\$409,900 - 148 Hill Drive, Fort McMurray

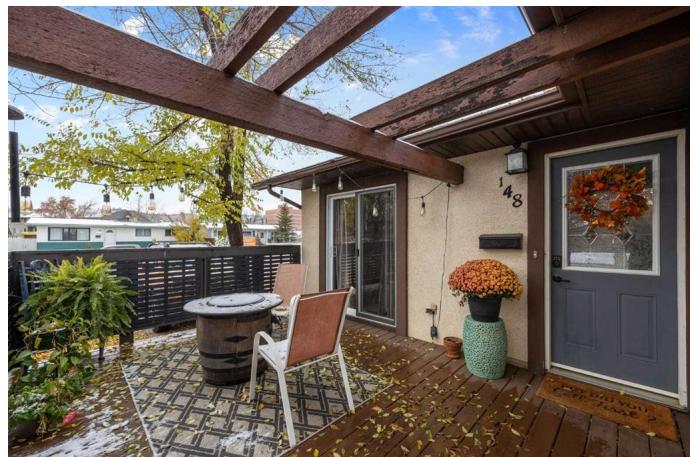
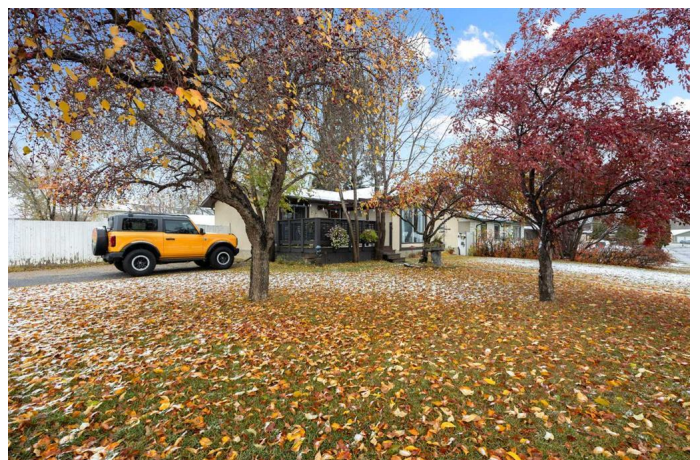
MLS® #A2267666

\$409,900

5 Bedroom, 2.00 Bathroom, 1,114 sqft
Residential on 0.16 Acres

Downtown, Fort McMurray, Alberta

Don't miss out on this versatile property – live upstairs and rent the basement! Step into this immaculately maintained residence, where elegance and functionality blend seamlessly. This stunning property boasts a total of five bedrooms, with three generously sized bedrooms located on the upper level and a two-bedroom illegal basement suite, ideal for extended family living or generating potential rental income. The modern kitchen, the heart of every home, features a bright, contemporary design with updated appliances, ample counter space, and beautiful cabinetry. Perfect for culinary enthusiasts and family gatherings in the dining area that is adjacent to the kitchen, which offers an ideal setting for intimate dinners or festive occasions. The cozy living room is a welcoming space designed for relaxation and entertaining, filled with natural light that creates a warm and inviting atmosphere. The primary bedroom is a serene retreat with ample closet space. The other two bedrooms are spacious and filled with natural light. The main floor bathroom has been completely renovated for your comfort and oasis. The basement features a two-bedroom illegal suite, which is ideal for guests, extended family, or tenants, providing flexible living arrangements. There is a cozy space that can be used as a living room or recreational area. The kitchenette has all the essential appliances, making it a functional and convenient space for independent living. The laundry area is in the common area of the



back entrance for everyone in the house to share. The backyard is an oasis for outdoor living, featuring a well-maintained garden, perfect for summer barbecues, gatherings, or simply unwinding and playing with the family pup after a long day in the fully fenced yard. The double-car, heated garage is perfect for parking in or storing all your ATV’s and there is a lot of parking space for multiple vehicles on the two driveways. Located downtown in a friendly and convenient neighbourhood, this home is close to schools, the Snye, parks, bus stops and essential amenities. Enjoy the perfect balance of comfort and opportunity with everything you need just a stone's throw away. Call to make this property not just a home but a great investment as well.

Built in 1971

Essential Information

MLS® #	A2267666
Price	\$409,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,114
Acres	0.16
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	148 Hill Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo

Province	Alberta
Postal Code	T9H 2B6

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Central Vacuum, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	1
Zoning	SCL1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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