

\$425,900 - 106 Hilltop Crescent, Fort McMurray

MLS® #A2268111

\$425,900

6 Bedroom, 3.00 Bathroom, 1,466 sqft

Residential on 0.16 Acres

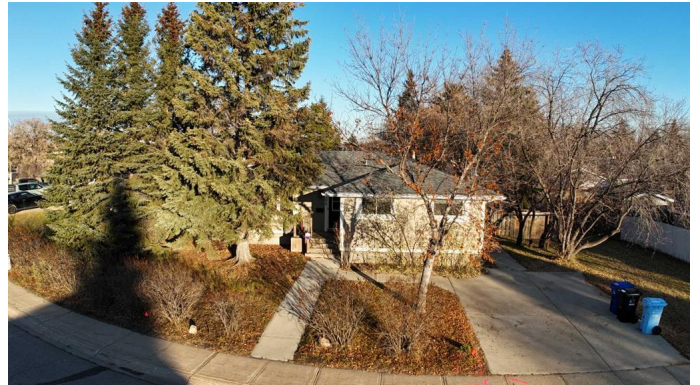
Thickwood, Fort McMurray, Alberta

SEPARATE ENTRANCE to 1 Bedroom Illegal suite in Thickwood.

Welcome to 106 Hilltop Crescent, where comfort, privacy, and charm come together in one perfect package. Tucked into a quiet corner of Thickwood with no neighbours behind and only one beside, this warm and inviting bungalow sits on a massive 7,173 sq ft lot and offers everything youâ€™ve been searching for.

The sellers say it best: â€œWe fell in love with the yard and being so close to everything in Thickwood while raising our kids. Schools, the dog park, medical offices, shopping, and the trails are all nearby. We spent countless hours in that backyard. With no neighbours on two sides, itâ€™s peaceful and serene. Thatâ€™s why we built the gazebo. Itâ€™s our private little escape. Weâ€™ve hosted so many BBQs and loved having the big shed with RV access for all our toys. We hope the new owners love it as much as we did.â€•

Inside, this spacious 1,465 sq ft bungalow features four bedrooms upstairs, a rare find that gives you space for everyone. The bright, modern kitchen is a cookâ€™s dream, complete with granite counters, a gas stove, and large sunny windows that fill the home with natural light. The open layout makes it easy to entertain or enjoy quiet mornings with your coffee. Thereâ€™s no carpet upstairs,



making cleanup a breeze, and all three bathrooms have been stylishly updated.

Downstairs, there’s even more space with another bedroom, a large laundry room with tons of storage, and a workshop area for your hobbies or projects.

The 1-bedroom illegal suite is fully self-contained with its own kitchen, bathroom, and laundry. It’s ideal for guests or extended family.

Step outside and you’ll see why the sellers fell in love. The beautifully private yard offers room to relax and play, with a 12’x20’ insulated shed with a roll-up door and ATV access for all your outdoor toys. The gazebo is perfect for unwinding in your own backyard oasis.

This home truly has it all: 6 bedrooms, upgraded finishes, plenty of parking, and a peaceful, central location close to trails, schools, shops, and everything you need.

Check out the video, 360 tour, detailed floor plans. Are you ready to say yes to the address?

Built in 1976

Essential Information

MLS® #	A2268111
Price	\$425,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,466
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	T9H 3V4

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, Granite Counters, Recessed Lighting, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Gazebo, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Secluded
Roof	Asphalt Shingle
Construction	Mixed, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Zoning	R1

Listing Details

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