

313 Hillcrest Drive  
Fort McMurray, Alberta

MLS # A2245761



**\$479,000**

Division:	Thickwood		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,991 sq.ft.	Age:	1988 (38 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Separate Entrance		

**Inclusions:** N/A

**RENTAL INCOME IN THIS HOME!** Welcome to this spacious and inviting 7-BEDROOM, 5-BATHROOM home, perfect for large families or potential rental income in two different suites. Situated on a generous lot, the home features a charming exterior with a welcoming front porch, ideal for relaxing and enjoying the neighbourhood. This property has a large extension at the back, providing ample additional space with extra bedrooms, bathrooms, living areas, a mudroom/laundry room, plus a sauna/steam room and sunroom for you to relax in. As you walk through the front door, you'll find a warm and comfortable living room with ample space for family gatherings, complemented by beautiful newer floors and large windows that fill the room with natural light. The large kitchen boasts plenty of cabinetry, counter space and storage. The attached dining area is big enough for everyone to gather. Yes, there are 7 BEDROOMS and 5 BATHROOMS! Off the foyer, a spiral staircase connects to the private and serene master suite or rental suite with its own private 3pc bathroom and balcony. Down the staircase, there is a lower bedroom that features infloor heat for added comfort plus a 3pc bathroom. Three of the bedrooms and the main bathroom are down the hall from the kitchen. Near the back door, a large foyer and mudroom with laundry facilities lead to the basement, which includes two more bedrooms, two bathrooms, and additional living space — ideal for relaxation or entertainment. The additional bedrooms provide flexibility for a home office, guest/rental rooms, or hobbies. With a whopping total of 5 bathrooms, mornings will be hassle-free for everyone. Outside, there's plenty of parking for multiple vehicles, along with an oversized double garage with extra storage space for tools and equipment. This home combines generous space, functionality, and

modern amenities — a true standout opportunity. Call today to schedule a viewing and see all that 313 Hillcrest has to offer!