

\$469,900 - 106 Hilltop Crescent, Fort McMurray

MLS® #A2249362

\$469,900

6 Bedroom, 3.00 Bathroom, 1,461 sqft

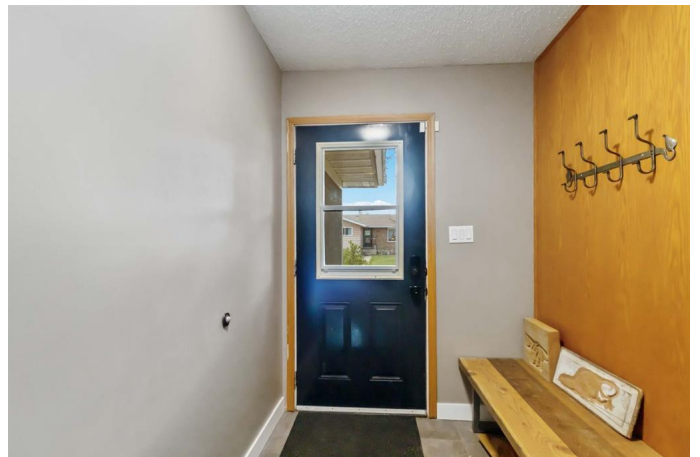
Residential on 0.16 Acres

Thickwood, Fort McMurray, Alberta

Introducing 106 Hilltop Crescent: Located in a QUIET Thickwood area, this home sits on over a 7,100 SQFT LOT with NO DIRECT NEIGHBOURS BEHIND and only one beside.

When you pull up, youâ€™ll love the MULTI-CAR DRIVEWAY and FRONT WOODEN CUSTOM STEPS WITH BUILT-IN LIGHTS. Step inside and youâ€™ll immediately notice the dark modern-hue BAMBOO FLOORING, setting the tone for the BRIGHT LIVING ROOM, SPACIOUS DINING AREA, and UPDATED KITCHEN with GRANITE COUNTERTOPS, NEW STAINLESS STEEL APPLIANCES, GAS RANGE, and UNDERMOUNT SINK. The main floor also features a HALF BATH with a new vanity that has a sliding lockable door to the PRIMARY BEDROOM, plus THREE EXTRA BEDROOMS that offer peace and privacy. There is also a FULL BATHROOM with a newer vanity.

The FULLY FINISHED BASEMENT has its own SEPARATE ENTRANCE, making it perfect for a RENTAL SUITE or IN-LAW SUITE. It features an UPDATED LAUNDRY ROOM with ample CABINET & CUPBOARD SPACE, a UTILITY SINK, SHIPLAP CLOSET, and a window. Youâ€™ll also find TWO BEDROOMS, a LARGE REC ROOM, a KITCHEN with sink, stove, fridge, and pantry, a NEWLY RENOVATED FULL BATHROOM with a stand-up shower, plenty of countertop and drawer space, and a STACKABLE



WASHER/DRYER COMBO.

The backyard is a true highlight, featuring a spacious TWO-TIERED DECK with BBQ HOOKUP, WOODEN PRIVACY SHUTTERS, and UNDER-STORAGE along with RASPBERRY BUSHES and plenty of room to enjoy. It also offers both a 10'x10' CEDAR GAZEBO the perfect place for a GAS FIRE TABLE and chairs to relax under a METAL ROOF in the evening and a 12'x20' SHOP/SHED. The shop is FULLY INSULATED with CEDAR SIDING and shingles, making it a WEATHER-TIGHT zone, and includes both a METAL INSULATED MAN DOOR that can be locked through the security system and a SIX-FOOT ROLL-UP STORAGE LOCKER-STYLE DOOR. With EASY ACCESS from the ALLEYWAY/EASEMENT, this space has many possibilities, whether as a WORKSHOP, ATV garage, or extra storage. The home is also equipped with NATURAL GAS supplying the kitchen stove, gas dryer, and an exterior outlet for a natural gas barbecue.

Updates include: bamboo flooring, tile by entrance, new stainless steel appliances, new windows, new stucco siding, new granite countertops, new kitchen backsplash, deck (5 years ago), and roof (2018).

This location is unbeatable! Close to a skating/hockey rink in winter, a short walk to Centerfire Arena for hockey games and concerts, and minutes from the Birchwood Trails, parks, dog park, K-12 schools, shopping, restaurants, and amenities. Need to commute? The transportation route is within walking distance for site shuttles and city buses.

Centrally located on a quiet street in Thickwood, this home is the perfect place to

call home. Call now!

Built in 1976

Essential Information

MLS® #	A2249362
Price	\$469,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,461
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	T9H3V4

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Recessed Lighting, Storage, Vinyl Windows, Separate Entrance
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, No Neighbours Behind, Many Trees, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2025
Days on Market	46
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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