

\$479,900 - 106 Hilltop Crescent, Fort McMurray

MLS® #A2249362

\$479,900

6 Bedroom, 3.00 Bathroom, 1,461 sqft

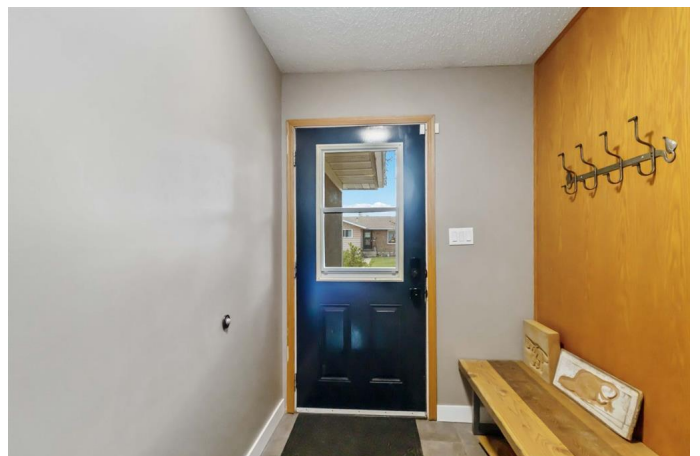
Residential on 0.16 Acres

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.



Outside, enjoy a TWO-TIERED SPACIOUS DECK with BBQ HOOKUP, WOODEN PRIVACY SHUTTERS, and UNDER STORAGE, along with a SHED/WORKSHOP, a LARGE CUSTOM GAZEBO, and even RASPBERRY BUSHES.

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, just 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 all 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	\$479,900
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, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

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, Many Trees, No Neighbours Behind, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.