

# \$449,000 - 150 Hilltop Crescent, Fort McMurray

MLS® #A2241550

**\$449,000**

4 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

4 BEDROOM | 2 BATH | CORNER LOT |  
HEATED GARAGE | RV PARKING |  
BACKING GREENSPACE & THICKWOOD  
TRAILS

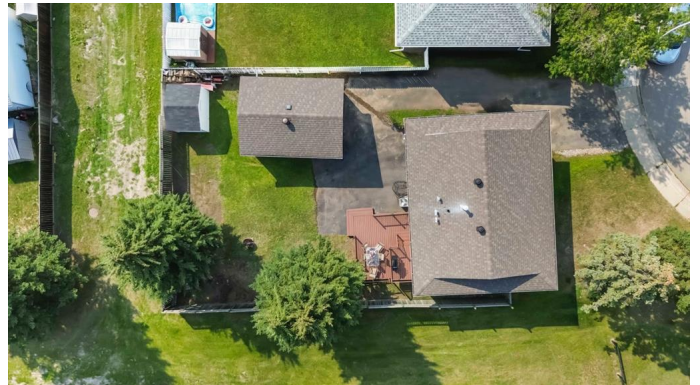
Nestled on a spacious corner lot and surrounded by lush greenspace and the beloved Thickwood trails, this 4-bedroom, 2-bathroom home offers the perfect balance of convenience and outdoor living for the whole family!

The fully fenced backyard is huge, with double gate access—ideal for storing all your toys and gear. The long driveway provides ample parking for 6–8 vehicles, including RV parking, and the detached heated garage is the ultimate space for projects, hobbies, or secure storage. There’s even an additional shed room for extra storage needs. Inside, the home has been freshly painted, with updated flooring on the upper level and a refreshed main bathroom. The shingles on the shed were replaced in July 2025.

The basement is partially suited with a kitchenette, a 3-piece bath, laundry area, and a spacious rec room that includes a closet—perfect for converting into an additional bedroom. You’ll also find a large fourth bedroom and a flex/storage room for added versatility.

A solid family home in a prime location—this one is ready for its next chapter

Built in 1976



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241550    |
| Price          | \$449,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,066       |
| Acres          | 0.15        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 150 Hilltop Crescent |
| Subdivision | Thickwood            |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9H3V4               |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 6                                |
| Parking        | Double Garage Detached, Driveway |
| # of Garages   | 1                                |

## Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Laminate Counters                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Central Air Conditioner |
| Heating           | Forced Air                                                                                 |
| Cooling           | Central Air                                                                                |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Yard, Private Entrance                                  |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, |

|              |                             |
|--------------|-----------------------------|
|              | Front Yard, Rectangular Lot |
| Roof         | Asphalt Shingle             |
| Construction | Mixed                       |
| Foundation   | Poured Concrete             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 65              |
| Zoning         | R1              |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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