

# \$325,000 - 101 Hill Drive, Fort McMurray

MLS® #A2192181

## \$325,000

3 Bedroom, 2.00 Bathroom, 1,079 sqft  
Residential on 0.13 Acres

Downtown, Fort McMurray, Alberta

Welcome to 101 Hill Dr, a well-maintained bungalow in a central Fort McMurray location. Offering over 1,000 sq. ft. above grade, this home features a functional layout with three bedrooms on the main floor, a spacious living area, and a bright kitchen. The unfinished basement provides endless potential for additional living space or a rental suite. Outside, enjoy a generous yard and ample parking. Conveniently located near amenities, schools, and parks, this home is a great opportunity for first-time buyers, investors, or those looking to downsize.

Built in 1971

## Essential Information

MLS® #	A2192181
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,079
Acres	0.13
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	101 Hill Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H2B4

## Amenities

Parking Spaces	3
Parking	Parking Pad

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 2nd, 2025
Days on Market	39
Zoning	SCL1

## Listing Details

Listing Office	RE/MAX Connect
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