

\$375,000 - 143 Hill Drive, Fort McMurray

MLS® #A2225513

\$375,000

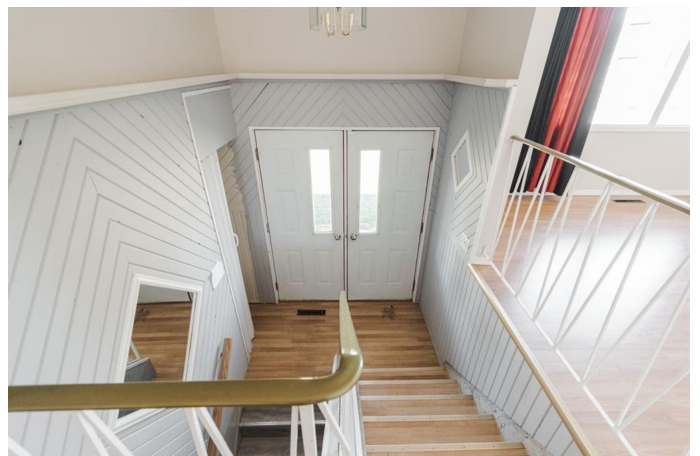
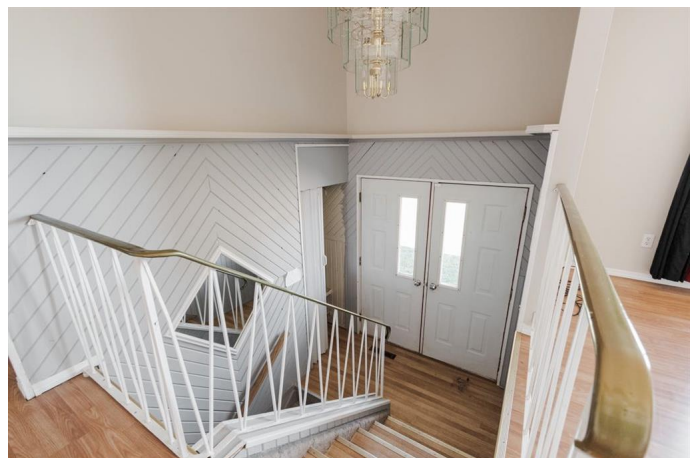
6 Bedroom, 2.00 Bathroom, 1,383 sqft
Residential on 0.15 Acres

Downtown, Fort McMurray, Alberta

Welcome to 143 Hill Drive: This spacious 1,382 sq/ft bi-level sits on a 6,600 sq/ft lot and offers incredible value with thoughtful upgrades throughout. With updated shingles (2021), a long driveway that easily fits four vehicles or recreational storage, and a beautifully renovated basement featuring a wet bar, new electrical, hot water tank, and furnace (2020), this home is turn-key and ready for new owners. Ideally located near schools, shopping, restaurants, and scenic walking trails along the Snye, the location is just as appealing as the home itself.

Step inside to a bright main level where a floor-to-ceiling living room window fills the space with natural light. The classic layout connects the living room to the dining area and kitchen, where you'll find plenty of cupboard and counter space. An addition off the back adds significant square footage and allows for a generously sized bedroom behind the kitchen. Across the hall, another large bedroom awaits, with two more down the hall for a total of four bedrooms upstairs. A four-piece bathroom completes the upper level.

Downstairs, luxury vinyl plank flooring, fresh paint, and new baseboards give the space a modern and inviting feel. The large family room includes a full wet bar with upper and lower cabinets, ideal for entertaining, hosting guests, or creating a cozy in-law space. Two additional bedrooms and a beautifully updated three-piece bathroom complete the lower level,



making the home incredibly functional for families of all sizes.

Outside, the fully fenced backyard features mature trees and a fire pit, perfect for enjoying warm summer nights. The detached garage provides additional space for a workshop or storage, and the mature landscaping adds charm and privacy—“one of the many things people love about this established neighbourhood.

With a great layout, thoughtful upgrades, and an unbeatable location, this home offers exceptional value at a great price.

Schedule your private tour today.

Built in 1984

Essential Information

MLS® #	A2225513
Price	\$375,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,383
Acres	0.15
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	143 Hill Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2B4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Laminate Counters, Storage
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	10
Zoning	SCL1

Listing Details

Listing Office	The Agency North Central Alberta
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