

\$444,900 - 173 Hilltop Crescent, Fort McMurray

MLS® #A2251128

\$444,900

4 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

ACROSS FROM TREE LINE! RENOVATIONS COMPLETE! Welcome to pride of ownership on sought-after Hilltop Crescent where comfort meets style in a beautifully updated home across from scenic walking trails and a peaceful tree line. Step into a spacious foyer and through charming entry into a generous sun filled living room accented nicely by a stunning fireplace feature wall. The renovated kitchen is a standout with ample counter space which includes a large island, white cabinetry, and sleek stainless steel appliances. Down the hall, you'll find three comfortable bedrooms and a fully updated 4-piece bathroom (2023) with modern finishes. The fully developed basement is a dream space, offering a large recreation area, a cozy den, a 4th bedroom, and a must-see bathroom featuring a gorgeous custom tile shower and dual sinks perfect for guests or a growing family. The updated laundry room adds extra convenience. Enjoy your morning coffee on the front porch with tranquil views of the tree line and walking trails, or entertain in your fully fenced, landscaped backyard. A swing gate on one side allows for extra parking or RV access. Recent updates include: kitchen countertops (2025), stainless steel appliances (2019), interior paint (2021), new shingles (2024), A/C unit (2024), furnace & hot water on demand (2019), main bath countertops (2025), updated flooring throughout, washer & dryer (2019), newer front deck, fencing, and landscaping, as well as updated interior door



hardware, and newer siding and windows from the previous owner. This home is located close to all amenities, including schools, grocery stores, and a dog park—everything you need just minutes away. Don't miss out—book your private showing today!

Built in 1976

Essential Information

MLS® #	A2251128
Price	\$444,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,096
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	173 Hilltop Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H3V3

Amenities

Parking Spaces	3
Parking	Driveway, Off Street

Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Electric Oven, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Greenbelt, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	14
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.