



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**493 BEACON HILL Drive, Fort McMurray T9H 2R7**

MLS®#: **A2102558**

Area: **Beacon Hill**

Listing Date: **01/19/24**

List Price: **\$749,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2023**

Lot Information

Finished Floor Area

Abv Sqft:

**1,775**

Low Sqft:

Ttl Sqft:

**1,775**

Lot Sz Ar:

**6,600 sqft**

Lot Shape:

DOM

**111**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**Bi-Level**

Parking

Ttl Park:

**6**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Other**

**Off Street,Parking Pad,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor Roughed-In,Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,See Remarks,Stove(s),Washer**

Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 14`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`0" x 15`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 13`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 13`0"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 15`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`0" x 13`0"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>9`0" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**R1**

Legal Desc:

**4526TR**

## Remarks

Pub Rmks:

**A BEACON HILL BEAUTY! Welcome to 493 Beacon Hill Drive. Are you look for a beautiful home, a big TRIPLE CAR GARAGE and oodles of parking? If so then look no further. This home is being built by Kuta Homes and will be a stunner with a modern, crisp design inside and out. The soaring ceilings on the main floor will give this home a bright and airy feeling. The main floor features an open concept kitchen, dining and living room accented with glass railing and a fireplace feature wall in the living room. The kitchen will look like it right out of a design magazine with beautiful rich cabinetry, modern quartz countertops, timeless subway tile backsplash, sleek appliances, a corner pantry and a large eat up island. Also on the main floor is a 2 PC bathroom for guests, and a convenient walk in closet by the front door for all your winter gear and kid's school backpacks. Just off the kitchen is the primary bedroom which will boast a large walk in closet and a stunning ensuite that is complete with a long vanity accommodating dual sinks and a ton of cabinet storage space. The back portion of this generous ensuite holds a soaker tub and a huge luxurious walk in tiled shower with floor to ceiling marble looking tile. Upstairs you will find a flexible loft space that is perfect use as a small kid's bonus room or could be used as a home office. Connected to the loft is the spacious laundry room with a window and 2 kid's bedrooms which are joined by a Jack and Jill bathroom that has a large vanity, dual sinks, perfect for multiple kids getting ready in the morning. The basement has a separate entrance, big above ground window, is roughed in for future infloor heat and awaits for your final touch. Last but not least is the attached TRIPLE car garage that is heated. The paved driveway is a generous four vehicles wide and can accommodate RV, toy or boat parking. This home will be a stand out on this street with amazing curb appeal and a modern black and white exterior. Target completion for this home is 6 months after construction starts. The builder has other homes available to show you their quality of finishing work. Even the most discerning buyer will love the high end finishings in this property such as tall baseboards, durable LVP flooring running throughout this home, wide staircases, glass railing and more. The builder will finish the front driveway and walkway, front and back grading and rear deck. **BUY NOW AND HAVE THE OPPORTUNITY TO PICK THE INTERIOR COLORS!** RMS taken from blueprint and pictures are from a previously built home.**

Inclusions:

Property Listed By:

**Fridge stove, dishwasher, washer, dryer, garage door opener  
RE/MAX FORT MCMURRAY**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**



