



THE
A-TEAM

**RE/MAX
FIRST**

557 BEACON HILL Drive, Fort McMurray T9H 2R3

MLS®#: **A2109943**

Area: **Beacon Hill**

Listing Date: **02/22/24**

List Price: **\$179,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1975

Lot Information

Finished Floor Area

Lot Sz Ar:

6,600 sqft

Lot Shape:

Abv Sqft:

1,025

Low Sqft:

Ttl Sqft:

1,025

DOM

84

Layout

Beds:

3 (2 1)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Rectangular Lot
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **None**

Int Feat: **Laminate Counters,See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
Kitchen	Main	11`3" x 7`0"	Living Room	Main	18`0" x 12`0"
Bedroom - Primary	Main	12`0" x 8`10"	Dinette	Main	12`0" x 9`0"
Bedroom	Basement	9`0" x 8`0"	Bedroom	Main	9`0" x 9`2"
Family Room	Basement	11`0" x 13`0"			

Title:
Fee Simple

Zoning:
R1

Legal Desc: **3383TR**

Remarks

Pub Rmks: **557 Beacon Hill Drive - This Raised Bungalow is located in Beacon Hill across from the Green Belt. Situated on a rectangular lot awaiting your landscaping ideas. Inside you will find a large kitchen including laminated countertops, lots of cupboard space and a dining nook area. The large living room features lot's of natural lighting and leads to your main floor bedrooms one of which is the oversized primary room. The basement is partially developed and awaits your finishing ideas!!!! Your home is close to all amenities including but not limited to schools, walking trails, public transportation !!! Don't wait call today for your private viewing !!!**

Inclusions: **Sold as is, where is on possession**

Property Listed By: **COLDWELL BANKER UNITED**

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





