



THE
A-TEAM

**RE/MAX
FIRST**

711 BEACON HILL Drive #36, Fort McMurray T9H 3R5

MLS®#: **A2116279**

Area: **Beacon Hill**

Listing Date: **04/01/24**

List Price: **\$235,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$15k, 21-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Fort McMurray

Year Built:

2016

Lot Information

Finished Floor Area

Abv Sqft:

1,162

Low Sqft:

Ttl Sqft:

1,162

Lot Sz Ar:

Lot Shape:

DOM

45

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

See Remarks

Driveway,Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer

Int Feat:

Closet Organizers,Kitchen Island,No Smoking Home,See Remarks,Wet Bar

Utilities:

Room Information

Room

Level

Dimensions

2pc Bathroom

Main

6`0" x 3`6"

Kitchen

Main

12`6" x 11`2"

4pc Bathroom

Second

6`4" x 7`3"

Bedroom

Second

9`0" x 11`7"

3pc Bathroom

Basement

4`11" x 9`0"

Exercise Room

Basement

9`9" x 10`5"

Game Room

Basement

12`11" x 12`9"

Room

Level

Dimensions

Dining Room

Main

12`5" x 6`9"

Living Room

Main

14`9" x 10`2"

Bedroom

Second

9`9" x 9`7"

Bedroom - Primary

Second

9`1" x 13`8"

Other

Basement

2`4" x 10`5"

Laundry

Basement

6`11" x 5`4"

Furnace/Utility Room

Basement

5`2" x 6`3"

Legal/Tax/Financial

Condo Fee:

\$290

Title:

Fee Simple

Zoning:

R3

Legal Desc:	7521170	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>WOW, This impressive home has been made into an HGTV dream with all the custom renovations that have been done. Bright with a modern farmhouse feel and no finish overlooked, this home is ready for you! The finishes in this home are stunning as you have features such as luxury vinyl plank flooring, quartz counters throughout, upgraded lighting, custom closets throughout designed by McMurray Custom Closets, black stainless steel appliances showcasing a double oven, and so much more. The main floor has a large living room with big windows allowing the sunlight to flood in and also has an incredible kitchen with a custom-built island, pantry and no shortage of cupboard space. Also, you have a half bathroom on the main level, which is rare in these units! The second floor has three spacious bedrooms and a full bathroom. The closets in each room are finished with custom organizers, and the second-floor bathroom is finished with a fully tiled shower and quartz counters. Now head to the fully finished basement and be impressed! The design of this area was thought-out to perfection. With features like an impressive wet bar, a full bathroom with a stunning stand-up shower, along with ample laundry space with storage and a folding counter, it's just the start. The basement also has an area where you can enjoy family game/ movie night and more space to put in a home office or gym! To cap this beautiful home, you can head out to the back and see a cozy, private deck that you can enjoy year-round. This home is low-maintenance and high in quality, and located in the family-orientated neighbourhood of BeaconHill. Here you have schools, parks, stunning walking trails, some essential shops, a dog park, and you are only minutes to Highway 63 South as well as access to downtown. This property comes with one driveway parking spot but you also have an option to get a second spot via monthly rental. Check out the 3D guided tour, and don't miss out on this incredible home!</p>		
Inclusions: Property Listed By:	<p>Fridge, stove, OTR microwave, dishwasher, washer and dryer, A/C RE/MAX FORT MCMURRAY</p>		

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





