



THE
A-TEAM

**RE/MAX
FIRST**

577 BEACON HILL Drive, Fort McMurray T9H 2R2

MLS®#: **A2147646**

Area: **Beacon Hill**

Listing Date: **07/18/24**

List Price: **\$529,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1974**
Lot Information
Lot Sz Ar: **6,600 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,216**
Low Sqft:
Ttl Sqft: **1,216**

DOM

60
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **8**
Garage Sz: **3**

Access:

Lot Feat: **Landscaped,Standard Shaped Lot**
Park Feat: **220 Volt Wiring,Concrete Driveway,Heated Garage,Off Street,RV Access/Parking,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Storage**

Construction: **Vinyl Siding**
Flooring: **Cork,Hardwood,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Laminate Counters,Pantry,Separate Entrance,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	2`9" x 7`6"
Bedroom	Main	7`11" x 13`2"
Dining Room	Main	6`3" x 6`8"
Living Room	Main	12`0" x 22`5"
4pc Bathroom	Lower	9`5" x 6`11"
Game Room	Lower	25`0" x 22`3"

Room	Level	Dimensions
4pc Bathroom	Main	7`5" x 7`6"
Bedroom	Main	10`10" x 13`2"
Kitchen	Main	14`0" x 11`8"
Bedroom - Primary	Main	11`7" x 16`9"
Bedroom	Lower	12`3" x 15`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3383TR

Zoning:
R1

Remarks

Pub Rmks:

HUGE TRIPLE CARE GARAGE! TONS OF PARKING! RV PARKING AND ACROSS FROM GREENSPACE! 577 Beacon Hill Drive offers a dual-heated garage for mechanics, all enthusiasts and hobbyists alike. Both offer 23'4" x 25'6" sq. ft. and 17'9" x 25'5" sq. ft. respectively. Equipped with two commercial compressors, it's the ideal space for projects and storage. Your beautiful home has 2,334 sq. ft. of TOTAL living space and is located in a beautiful family-friendly neighborhood. This spacious home features 4 bedrooms, 3 bathrooms, and a large rec area with a wet bar that is perfect for a growing family. This, well taken care of home comes equipped with modern utilities, including a furnace that is 10 years old and a hot water tank that was replaced just 3 years ago. Enjoy the newly installed flooring on the side entrance, adding a fresh touch to your home. Additional features include a separate entrance for convenience, outside cold storage, rear alley access, and RV parking. Situated across from a beautiful tree line and walking trails, this home offers a serene and picturesque setting, perfect for outdoor enthusiasts and families alike. Don't miss out on this incredible opportunity to own this home and book your viewing today!

Inclusions:
Property Listed By:

**Lawn Mower, 2 compressors located in garage, 2 wall mirrors
RE/MAX FORT MCMURRAY**

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