



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

138
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 | Room | Level | Dimensions |
|-------------------------|--------------|----------------------|--------------------------|--------------|-----------------------|
| 3pc Ensuite bath | Main | 2`9" x 7`6" | 4pc Bathroom | Main | 7`5" x 7`6" |
| Bedroom | Main | 7`11" x 13`2" | Bedroom | Main | 10`10" x 13`2" |
| Dining Room | Main | 6`3" x 6`8" | Kitchen | Main | 14`0" x 11`8" |
| Living Room | Main | 12`0" x 22`5" | Bedroom - Primary | Main | 11`7" x 16`9" |
| 4pc Bathroom | Lower | 9`5" x 6`11" | Bedroom | Lower | 12`3" x 15`5" |
| Game Room | Lower | 25`0" x 22`3" | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

3383TR

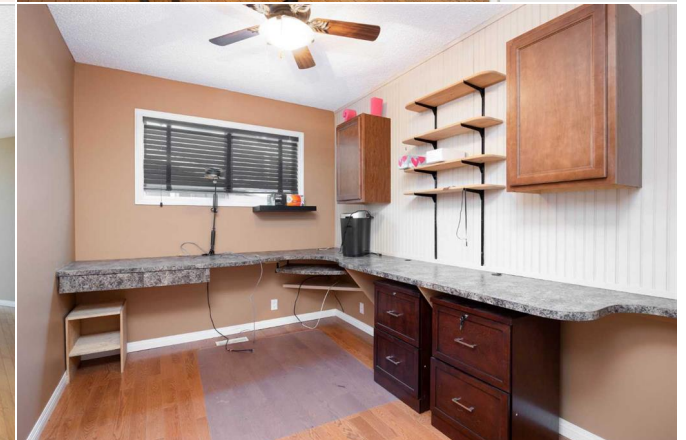
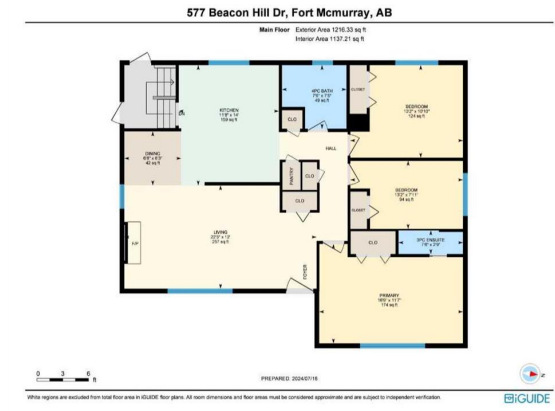
Remarks

Pub Rmks: **Welcome to this Beacon Hill gem, where a rare heated triple-car garage steals the spotlight! Perfect for car enthusiasts, mechanics or those needing extra space, this oversized garage offers ample room for vehicles, storage, and projects, complemented by RV parking and convenient rear alley access. The 4 bedroom, 3 bathroom layout includes a large recreation area with a wet bar, perfect for gatherings or relaxation. Thoughtfully maintained, this home features major updates including a new roof (2016), siding (2017) high-efficiency furnace (2014), and hot water tank (2021), this home offers peace of mind with modern comforts. Located across from scenic green space and with plenty of parking, this property combines functionality and the best of Beacon Hill living. Don't miss the change to make it yours! Call today!**

Inclusions: **Lawn Mower, 2 compressors located in garage, 2 wall mirrors**

Property Listed By: **RE/MAX FORT MCMURRAY**

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





577 Beacon Hill Dr, Fort McMurray, AB

Basement (Below Grade) Exterior Area 1117.41 sq ft
Interior Area 1261.00 sq ft



0 3 6 ft

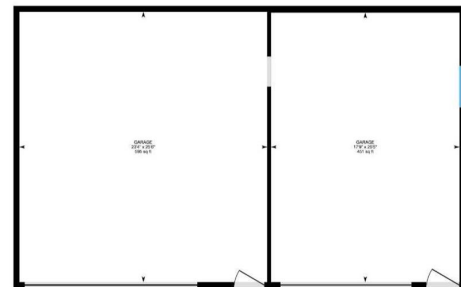
PREPARED: 2024/01/16

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Detached Garage Excluded Area 1120.00 sq ft



0 3 6 ft

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