



THE
A-TEAM

**RE/MAX
FIRST**

188 BEACON HILL Drive, Fort McMurray T9H 2P2

MLS®#: **A2149040**

Area: **Beacon Hill**

Listing Date: **07/15/24**

List Price: **\$634,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 25-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2017**
Lot Information
Lot Sz Ar: **6,600 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,235**
Low Sqft:
Ttl Sqft: **1,235**

DOM

63
Layout
Beds: **6 (3 3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Low Maintenance Landscape, Street Lighting, Paved, See Remarks**
Park Feat: **220 Volt Wiring, Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Insulated, On Street, Oversized, RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line, Storage**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`7" x 16`9"
Bedroom - Primary	Main	12`3" x 11`9"
Bedroom	Main	10`11" x 9`9"
Kitchen	Basement	14`3" x 15`8"
Bedroom	Basement	12`7" x 11`7"
4pc Bathroom	Main	

Room	Level	Dimensions
Living Room	Main	18`1" x 13`0"
3pc Ensuite bath	Main	
Bedroom	Main	10`10" x 10`1"
Bedroom	Basement	13`1" x 11`7"
Bedroom	Basement	15`1" x 12`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4309TR

Zoning:
R1

Remarks

Pub Rmks:

Hey guys! This awesome home in Beacon Hill has it all! The OVERSIZED Double detached garage is so great! It has a 3 piece bathroom, and 10 foot walls. It is wired to be able accommodate an air compressor and welder. All 20 amp breakers and extra plugs. No expense was spared when designing and building this home and garage. Much of that expense is unseen, but still impressive. Under the floor of the garage are concrete support pillars and infloor heat. The front yard is prepped for imitation grass with compacted gravel. Please make sure to check out the pictures that were taken at time of construction. Soooo much parking, and no grass to mow! Across from greenspace, in a wonderful community, you really can't go wrong with this property! The home is great with 6 bedrooms, all wired for internet and double cable, 3 bathrooms and a kitchenette in the basement if you decide to bring in some rental income, or has room for families to grow. Home and garage are wired for Christmas lights. Plugs in the eaves, and switches for the lights in both the house and the garage. The home has a 10 New Home Warranty. Make sure you check this fabulous property out!

Inclusions:
Property Listed By:

N/A
RE/MAX FORT MCMURRAY

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