



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**785 BEACON HILL Drive, Fort McMurray T9H 2P4**

MLS® #: **A2155040**

Area: **Beacon Hill**

Listing Date: **08/03/24**

List Price: **\$390,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2017**  
Lot Information  
Lot Sz Ar: **5,565 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,517**  
Low Sqft:  
Ttl Sqft: **1,517**

DOM

**46**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Double Wide Mobile Home**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **Landscaped**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Linoleum**  
Water Source:  
Fnd/Bsmt: **Block, Wood**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**  
Int Feat: **Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`6" x 5`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 11`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 14`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>11`9" x 8`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`4" x 17`0"</b>

Room	Level	Dimensions
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>5`1" x 11`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 11`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 14`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`8" x 12`7"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**4309TR**

Zoning:  
**RMH**

Remarks

Pub Rmks: **Like NEW! No Condo Fees! Double Wide Mobile. Fully Fenced! Welcome to 785 Beacon Hill Drive. This well maintained 1517 sq ft, 3 bed, 2 bath upgraded mobile is awaiting its new owners! Walk in to a modern, bright open concept living space that features a chef style kitchen complete with white cabinetry and silver hardware, centre island with eat up breakfast bar, stainless steel appliances, corner pantry and plenty of counter & cabinet space! Sitting off the kitchen is a cozy living room that includes a modern electric fireplace finished with shiplap surround and an exposed wood beam mantle, along with custom floating shelving units. Enjoy a spacious primary bedroom that features a walk in closet with custom built in shelving units, 5 piece ensuite bath with soaker tub, dual vanity and feature wall! This home has a large side entryway that provides quick access to the backyard and is complete with a built in desk with upper cabinets. On the other side of the mobile you will find 2 good sized spare bedrooms that have convenient and close access to a 4 piece bathroom with new feature wall. This home includes central AC and a large laundry room that has room for a deep freeze or other storage space. Head outdoors to your fully fenced yard that is complete with a back deck and fire pit for your backyard fires. This home is complete with a double interlocking brick driveway and is fully landscaped. Call now to schedule your private viewing!**

Inclusions:  
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







