



THE
A-TEAM

**RE/MAX
FIRST**

711 BEACON HILL DRIVE Drive #14, Fort McMurray T9H3R5

MLS®#: **A2158614** Area: **Beacon Hill** Listing Date: **08/21/24** List Price: **\$238,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Fort McMurray**
 Year Built: **2016**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Lawn**
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,050**
 Low Sqft:
 Ttl Sqft: **1,050**

DOM

28

Layout

Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Ceiling Fan(s),Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`6" x 6`6"	Kitchen	Main	12`5" x 10`8"
Living Room	Main	14`8" x 10`6"	4pc Bathroom	Second	6`4" x 7`2"
Bedroom	Second	9`7" x 6`6"	Bedroom	Second	10`0" x 11`6"
Bedroom - Primary	Second	9`1" x 13`7"	Other	Basement	19`3" x 13`7"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$319

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc: **7521170**

Remarks

Pub Rmks: **Town House Condo located in Beacon Hill. Southridge Townhome Condos. A 2016 rebuild. 3 bedroom, 1 bath, 2 storey townhome, Upgraded Luxury Vinyl Plank flooring, Quartz counter tops. The main floor features a spacious kitchen with upgraded appliances, Grey kitchen cabinetry topped with gorgeous quartz counters and back splash. The living room is large for those family gatherings. Dining room is beside the living room so you can have the entire family in one area. The back entry leads to a landscaped fully fenced backyard. On the 2nd level you will find 3 good sized bedrooms and a upgraded 4-piece bathroom with quartz countertop. The Primary bedroom will fit a King-sized bedroom set and has a large double closet. There are two additional bedrooms that complete this level. The basement is un-finished leaving a whole area for storage or a play area for the kids. Laundry is located in the basement. 1 car parking at the front of the home. Visitor parking is directly across from this unit.**

Inclusions: **Fridge, Stove, Dishwasher, Built in microwave, Stacked washer dryer.**

Property Listed By: **Royal LePage Network Realty Corp.**

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