



THE
A-TEAM

**RE/MAX
FIRST**

136 BEACON HILL Drive, Fort McMurray T9H 2P5

MLS® #: **A2160565** Area: **Beacon Hill** Listing Date: **09/09/24** List Price: **\$315,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2017** Abv Sqft: **724**
Lot Information Low Sqft:
 Lot Sz Ar: **3,676 sqft** Ttl Sqft: **724**
 Lot Shape:

DOM

10
Layout
 Beds: **3 (1 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Views**
 Park Feat: **Concrete Driveway,Front Drive,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **See Remarks**
 Int Feat: **Ceiling Fan(s),Open Floorplan,Pantry,See Remarks,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|-----------------------------|-----------------|----------------------|
| 4pc Bathroom | Main | 5`1" x 9`1" | Dining Room | Main | 10`4" x 8`1" |
| Kitchen | Main | 9`9" x 12`0" | Living Room | Main | 12`6" x 10`3" |
| 4pc Bathroom | Basement | 4`11" x 8`3" | Bedroom | Basement | 9`2" x 11`9" |
| Bedroom | Basement | 9`1" x 11`9" | Kitchenette | Basement | 6`0" x 9`3" |
| Game Room | Basement | 12`10" x 11`4" | Furnace/Utility Room | Basement | 5`4" x 11`6" |
| Bedroom - Primary | Main | 14`9" x 11`0" | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7821804

Zoning:
R2

Remarks

Pub Rmks:

Single Family Detached Home with Modern Features and Prime Location! Welcome to this bi-level home built in 2017, offering a perfect blend of contemporary design and comfortable living. Situated across from a picturesque greenbelt with walking trails, this residence provides a serene environment while being just moments away from Beacon Hill School, Frank Lacroix Arena, and quick access to the highway and downtown. The main floor features an open and inviting layout with vaulted ceilings and engineered hardwood flooring throughout. The kitchen features a pantry and is open to the dining room. The primary bedroom opens onto a raised deck, ideal for evening sunsets or morning coffee. The spacious primary bedroom also offers a walk-in closet and the same engineered hardwood flooring, providing a perfect retreat. A full bathroom on this level includes a tub and shower combo. The fully developed lower level adds even more living space with two additional bedrooms, a convenient kitchenette, a second full bathroom with a tub and shower combo, and laundry room. This area is perfect for older children, extended family or guests. Outside, the partially fenced backyard provides privacy. The home also features a concrete driveway with space for 2 vehicles to park out front. Don't miss out on this fantastic opportunity to own a home for a low price and in an ideal location! Property sold "as is where is".

Inclusions:
Property Listed By:

**AS IS WHERE IS
RE/MAX First**

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







