

**711 BEACONHILL Drive #27, Fort McMurray T9H3R5**

MLS® #: **A2167292** Area: **Beacon Hill** Listing Date: **09/19/24** List Price: **\$214,900**  
 Status: **Active** County: **Wood Buffalo** Change: **-\$15k, 16-Oct** 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:

Finished Floor Area  
 Abv Sqft: **1,073**  
 Low Sqft:  
 Ttl Sqft: **1,073**

DOM  
**32**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.0 (1 0)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,No Neighbours Behind,Landscaped**  
 Park Feat: **Front Drive,Paved,See Remarks,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **See Remarks**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl**  
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 11`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`10" x 17`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>6`4" x 7`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 11`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`9" x 9`8"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>9`2" x 13`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>19`5" x 27`0"</b>			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

**\$319**

**Fee Simple**

**R3**

Fee Freq:

**Monthly**

Legal Desc: **7521170**

Remarks

Pub Rmks: **27-711 Beaconhill Drive; Built in 2016 this 2 Storey townhome unit is located in Beaconhill across the street from 2 schools, massive playground & water park, Ice Hockey rink and small community strip mall giving you easy access to the many amenities which are right out your back gate! Also right out your back gate you also have access to the sidewalk and trail system close by. This 3 bedroom unit has stainless tell appliances, eat in Kitchen with Pantry, large living room that has access to the back yard that is fenced! 2nd floor floor has 3 bedrooms & 4 piece bathroom. You also have a full basement that is currently unfinished awaiting your development ideas or makes a great storage or playroom for the kids! Finally you have A/C and parking right out front of your unit. This unit is also ready for quick possession call for details! Stop renting today; interest rates are down and its the time to buy!**

Inclusions: **FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, WINDOW BLINDS, FURNITURE (neg)**  
Property Listed By: **COLDWELL BANKER UNITED**

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



