



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**142 BEACON HILL Drive, Fort McMurray T9H 2P5**

MLS®#: **A2177082**

Area: **Beacon Hill**

Listing Date: **11/06/24**

List Price: **\$549,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2017**

Finished Floor Area  
Abv Sqft: **1,470**  
Low Sqft:  
Ttl Sqft: **1,470**

DOM

**45**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,692 sqft**  
Lot Shape:

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Street Lighting**  
Park Feat: **Concrete Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad,Plug-In,Side By Side,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Fireplace Insert,Natural Gas**  
Sewer: **Private Sewer**  
Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction: **ICFs (Insulated Concrete Forms),Vinyl Siding,Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source: **Drinking Water,Private**  
Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Water Heater,Microwave Hood Fan,Range,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,Separate Entrance,Storage,Sump Pump(s),Tankless Hot Water**

Utilities:

Room Information

| Room                | Level       | Dimensions           | Room               | Level       | Dimensions             |
|---------------------|-------------|----------------------|--------------------|-------------|------------------------|
| <b>2pc Bathroom</b> | <b>Main</b> | <b>6`6" x 4`10"</b>  | <b>Foyer</b>       | <b>Main</b> | <b>5`7" x 13`5"</b>    |
| <b>Living Room</b>  | <b>Main</b> | <b>20`11" x 9`6"</b> | <b>Dining Room</b> | <b>Main</b> | <b>10`10" x 12`11"</b> |

**Kitchen**  
**4pc Bathroom**  
**Bedroom**  
**Bedroom**

**Main**  
**Second**  
**Second**  
**Basement**

**10`1" x 12`11"**  
**5`3" x 8`8"**  
**10`4" x 11`4"**  
**11`11" x 9`10"**

**4pc Ensuite bath**  
**Bedroom - Primary**  
**Bedroom**  
**4pc Bathroom**

Legal/Tax/Financial

**Second**  
**Second**  
**Second**  
**Basement**

**8`0" x 4`10"**  
**18`5" x 15`0"**  
**10`4" x 11`6"**  
**9`10" x 5`0"**

Title:  
**Fee Simple**  
Legal Desc:

**7620727**

Zoning:  
**R2**

Remarks

Pub Rmks:

**(LEGAL Basement Suite) Welcome to this charming 4 bedroom, 3.5 Bath with a heated attached garage. This home exudes warmth and hospitality, with the open concept main floor making it perfect for welcoming guests. On the 2nd level, you'll find 3 generously sized bedrooms, 2 bathrooms and laundry. The master bedroom is over sized with a full bath plus a huge deck to enjoy your morning coffee. A bonus feature of this property is the legal 1 bedroom 1 bath basement suite offering a way to offset the mortgage. The fenced and landscaped yard provides ample space. Perfect for the kids and pets. Located in Beacon Hill, you'll enjoy easy access to extensive trails, parks, (including a dog park,) schools and sport courts. This home is an exceptional opportunity for families, starter couples, or as an investment.**

Inclusions:  
Property Listed By:

**Fridge x2, Stove x2, Dishwasher x2, Built in Microwave x2, Washer/Dryer x2 Garage door remote**  
**Royal Lepage Network Realty Corp.**

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







