



THE
A-TEAM

**RE/MAX
FIRST**

517 BEACON HILL Drive, Fort McMurray T9H 2R4

MLS®#: **A2178958**

Area: **Beacon Hill**

Listing Date: **11/13/24**

List Price: **\$499,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1975**
Lot Information
Lot Sz Ar: **6,600 sqft**
Lot Shape: **0.00X0.00**

Finished Floor Area
Abv Sqft: **1,424**
Low Sqft:
Ttl Sqft: **1,424**

DOM

38
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Greenbelt,Landscaped,Standard Shaped Lot**
Park Feat: **Double Garage Detached,Driveway,Off Street**

Utilities and Features

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

Construction: **Concrete,Other,Shingle Siding**
Flooring: **Hardwood,Laminate,Tile**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home,See Remarks**
Utilities: **Electricity Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`8" x 11`1"
4pc Bathroom	Main	8`4" x 7`0"
3pc Bathroom	Basement	6`8" x 6`11"
Bedroom - Primary	Main	12`1" x 11`5"
Bedroom	Basement	11`5" x 10`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`8" x 15`10"
Bedroom	Main	11`1" x 8`2"
Bedroom	Main	9`5" x 11`1"
Game Room	Basement	15`1" x 14`2"
Bedroom	Basement	11`6" x 11`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

3383TR

Remarks

Pub Rmks: **LEGAL SUITE! DOUBLE DETACHED HEATED GARAGE! Brought down right to the studs and completely redone. New electrical, new plumbing, new siding, new windows, new doors, new flooring/trim, new everything, Located at the very bottom of Beacon Hill Drive (quietest part) is this 5 bedroom move in ready home. The main floor provides 3 bedrooms, one full bathroom (with double sinks), a laundry closet, and a new open concept living room to kitchen with granite counter tops & s/s appliances. The basement has a completely separate entrance to a brand new developed 2 bedroom legal suite. The bathroom in the basement has electrical heat for your convenience. Other features include 220 electrical in garage, ample driveway parking, a fireplace, across from the greenbelt, and much more!**

Inclusions: **Main floor: Fridge ,Stove, Dishwasher ,hood fan, washer/dryer. Basement: Fridge, Stove, dishwasher, Washer/Dryer, Garage heater**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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





