



THE
A-TEAM

**RE/MAX
FIRST**

711 BEACONHILL Drive #27, Fort McMurray T9H3R5

MLS® #: **A2184338**

Area: **Beacon Hill**

Listing Date: **01/07/25**

List Price: **\$214,900**

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**

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

DOM

13
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

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**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **See Remarks**
Flooring: **Carpet,Vinyl**
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
Kitchen	Main	12`7" x 11`1"
4pc Bathroom	Second	6`4" x 7`4"
Bedroom	Second	9`9" x 9`8"
Furnace/Utility Room	Basement	19`5" x 27`0"

Room	Level	Dimensions
Living Room	Main	14`10" x 17`0"
Bedroom	Second	10`2" x 11`9"
Bedroom - Primary	Second	9`2" x 13`8"

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:
Property Listed By: **FRIDGE, STOVE, DISHWASHER, WINDOW BLINDS, WASHER, DRYER, CENTRAL A/C, FURNITURE (NEG.)
COLDWELL BANKER UNITED**

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





