



THE
A-TEAM

**RE/MAX
FIRST**

597 BEACON HILL Drive, Fort McMurray T9H 2P9

MLS®#: **A2194406**

Area: **Beacon Hill**

Listing Date: **02/14/25**

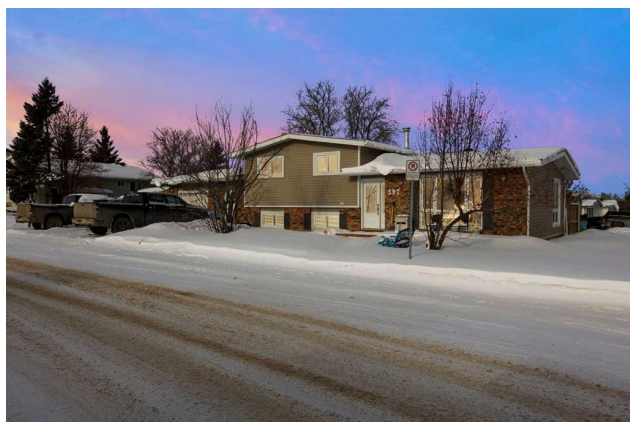
List Price: **\$499,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 20-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1975**
Lot Information
Lot Sz Ar: **7,037 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,155**
Low Sqft:
Ttl Sqft: **1,155**

DOM

45
Layout
Beds: **4 (2 2)**
Baths: **2.5 (2 1)**
Style: **3 Level Split**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Street Lighting**
Park Feat: **Double Garage Attached,Driveway,Heated Garage**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`0" x 11`6"
Living Room	Main	21`9" x 12`5"
Bedroom	Lower	7`10" x 10`9"
4pc Bathroom	Upper	7`10" x 8`5"
Bedroom - Primary	Upper	11`9" x 11`7"
3pc Bathroom	Basement	9`9" x 4`11"
Laundry	Basement	9`6" x 10`6"

Room	Level	Dimensions
Kitchen	Main	8`10" x 11`6"
Living Room	Lower	22`2" x 22`8"
2pc Ensuite bath	Upper	5`0" x 3`6"
Bedroom	Upper	12`0" x 8`5"
Walk-In Closet	Upper	8`2" x 11`5"
Bedroom	Basement	10`10" x 10`8"
Family Room	Basement	12`8" x 11`11"

Furnace/Utility Room

Basement

5`5" x 2`7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

3383TR

Zoning:

R1

Remarks

Pub Rmks:

Welcome to 597 Beacon Hill Drive! This 4 bedrooms and 2.5 bathrooms home in Beacon Hill offers 2,100 sqft of interior living space and a DOUBLE 21'8 x 23'7 HEATED GARAGE. As you enter the main foyer you will find a bright living room with laminate floor, toward the back is the large kitchen with tile flooring, plenty of wooden cabinets and the dining room with a back door leading to the huge rear deck. Up the stairs, you will find the primary bedroom with 2-piece ensuite and large 11'8 x 8'2 walk-in-closet. Also on the upper floor is another bedroom and a 4-piece main bathroom. On the lower level is second large living room with a fireplace and access to the garage and storage room. The basement has offers one more bedroom, a laundry room, a 3-piece bathroom and a family room. The heated garage has plenty of space for storage, driveway has space for 4 extra cars and backyard has a shed for extra storage. There is also plenty of storage space under the stairs. Don't wait and call today to schedule a showing!

Inclusions:

Property Listed By:

**Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering
KIC Realty**

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



