



THE
A-TEAM

**RE/MAX
FIRST**

537 BEACON HILL Drive, Fort McMurray T9H 2R4

MLS®#: **A2197812** Area: **Beacon Hill** Listing Date: **02/28/25** List Price: **\$439,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 11-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1975**
Lot Information
 Lot Sz Ar: **7,956 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,See Remarks**
 Park Feat: **Double Garage Detached,Driveway,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,194**
 Low Sqft:
 Ttl Sqft: **1,194**

DOM

31
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Oven,Refrigerator,Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`3" x 11`9"	Family Room	Upper	13`6" x 19`10"
4pc Bathroom	Upper	10`1" x 9`11"	Bedroom	Upper	10`1" x 9`1"
Bedroom	Upper	10`0" x 9`2"	Kitchen	Upper	13`3" x 12`1"
Dining Room	Upper	10`0" x 9`3"	Bedroom	Basement	11`9" x 10`6"
4pc Bathroom	Basement	8`3" x 8`6"	Living Room	Basement	15`8" x 18`10"
Kitchenette	Basement	7`8" x 9`10"	Storage	Basement	9`6" x 9`5"
Bedroom	Basement	14`6" x 9`6"	Foyer	Basement	8`11" x 10`8"

Furnace/Utility Room

Basement

3`6" x 7`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1

3383TR

Remarks

Pub Rmks:

Welcome to 537 Beacon Hill Drive: Nestled in the heart of Beacon Hill, this 5-bedroom, 2-bathroom bungalow offers the perfect blend of stunning nature views, comfort, and incredible functionality. Facing the greenbelt, you can sip your morning coffee on the front balcony, taking in the peaceful surroundings. With parking for four vehicles on the driveway and a large backyard, there's room for everything. Step into the ultimate detached garage, where epoxy flooring, radiant heating, and soaring ceilings make it the perfect space for storing all your toys, a dream workshop, or the ultimate man cave. An unexpected bonus? The sunroom, accessible from the main floor bathroom, offers a unique space to relax and unwind. Inside, this home is designed for both comfort and versatility. The bright, open kitchen features stainless steel appliances, a gas stove, and abundant natural light. The main level boasts three generously sized bedrooms and a full bathroom, while the fully finished basement is complete with two additional bedrooms, and another full bathroom with the laundry. Two spacious living areas—one upstairs and one downstairs—each come with a cozy gas fireplace, making it easy to settle in for movie nights or gatherings. The basement also features a kitchenette—perfect for guests or extended family—plus a dedicated storage room to keep everything organized. With newer windows, shingles, and siding (2017), this home is move-in ready and built to last. Central A/C keeps you cool in the summer, while the fireplaces add warmth in the winter. A home that checks every box—breathtaking views, endless storage, and incredible spaces for living and entertaining. Don't miss your chance—schedule your private tour today!

Inclusions:

Property Listed By:

N/A

The Agency North Central Alberta

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









