



THE
A-TEAM

**RE/MAX
FIRST**

804 BEACON HILL Drive, Fort McMurray T9H 3N4

MLS®#: **A2208449**

Area: **Beacon Hill**

Listing Date: **04/04/25**

List Price: **\$599,990**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 20-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2017

Lot Information

Finished Floor Area

Lot Sz Ar:

3,738 sqft

Lot Shape:

Abv Sqft:

1,585

Low Sqft:

Ttl Sqft:

1,585

DOM

57

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Corner Lot,Greenbelt,Landscaped

Aggregate,Double Garage Attached,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`3" x 13`5"	Dining Room	Main	7`6" x 8`8"
Kitchen	Main	11`10" x 11`9"	2pc Bathroom	Main	5`7" x 4`11"
Bedroom - Primary	Upper	11`5" x 20`8"	Walk-In Closet	Upper	9`9" x 7`1"
5pc Ensuite bath	Upper	7`0" x 13`1"	4pc Bathroom	Upper	9`9" x 4`10"
Bedroom	Upper	12`8" x 10`10"	Bedroom	Upper	12`3" x 11`6"
Bedroom	Basement	11`4" x 11`1"	Laundry	Upper	5`2" x 6`6"
4pc Bathroom	Basement	5`0" x 8`9"	Family Room	Basement	10`4" x 14`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R2

4309TR

Remarks

Pub Rmks: **PUBLIC OPEN HOUSE: SUNDAY, MAY 18TH 2-4PM. Welcome to this exceptional Kydan Homes masterpiece, where high-end finishes and thoughtful upgrades shine throughout. From the moment you step inside through the stunning front door, you'll experience the quality and craftsmanship that sets this home apart. The main level is flooded with natural light from its north, west, and south-facing windows, complemented by custom window blinds. Beautiful hardwood and tile flooring flow seamlessly throughout, creating an elegant and cohesive feel. The living room is a cozy retreat, complete with a gas fireplace and wood mantel, perfect for relaxing evenings. In the designer kitchen, you'll love the ceiling-height cabinetry with crown trim, a custom vent hood, and striking two-toned maple cabinets with white uppers and gunmetal blue lowers. The stainless steel sink, stylish backsplash, and a dedicated coffee bar add both function and charm. A spacious pantry with built-in shelving and double doors ensures ample storage. Additional highlights on the main level include a powder room, access to the 21' x 25' heated garage (complete with hot and cold water and an exterior man door), and a striking wide hardwood staircase leading to the upper level. Upstairs, you'll find three oversized bedrooms, each with large built-in closets. The primary suite is a luxurious retreat featuring an oversized customized walk-in closet (it even has built in drawers), a barn door leading to the spa-like ensuite with a soaking tub, double vanity, and corner shower with spray jets. The laundry room is perfectly designed with cabinets, a countertop, and a floor drain for convenience. The fully finished basement offers a separate entrance, an extra-large bedroom with an oversized window, a full bathroom, and a spacious sitting area, plus additional storage, including a closet under the stairs. PERFECT FOR A HOME-BASED BUSINESS. Outside, this home impresses with brick accents, an aggregate driveway, a fully fenced and landscaped backyard, and a partially covered deck—perfect for enjoying summer days in comfort. Don't miss out on this truly exceptional home—schedule your viewing today!**

Inclusions: **fridge, stove, dishwasher, microwave, washer, dryer, central vacuum & attachments, existing custom blinds, garage door opener & 2 remotes, garage heater, central air conditioner**

Property Listed By: **COLDWELL BANKER UNITED**

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













