



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  
Lot Sz Ar: **3,738 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,585**  
Low Sqft:  
Ttl Sqft: **1,585**

#### DOM

**97**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

#### Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Greenbelt,Landscaped**  
Park Feat: **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     |
|-------------------|----------|----------------|
| Living Room       | Main     | 11`3" x 13`5"  |
| Kitchen           | Main     | 11`10" x 11`9" |
| Bedroom - Primary | Upper    | 11`5" x 20`8"  |
| 5pc Ensuite bath  | Upper    | 7`0" x 13`1"   |
| Bedroom           | Upper    | 12`8" x 10`10" |
| Bedroom           | Basement | 11`4" x 11`1"  |
| 4pc Bathroom      | Basement | 5`0" x 8`9"    |

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

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R2**

**4309TR**

Remarks

Pub Rmks: **CUSTOMIZED HOME ON CORNER LOT BUILT BY KYDAN HOMES, 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. Beacon Hill is home to incredible walking trails, Frank Lacroix Arena, as well as an amazing dog park. 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**



















