



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**577 BEACON HILL Drive, Fort McMurray T9H 2R2**

MLS® #: **A2218984**

Area: **Beacon Hill**

Listing Date: **05/07/25**

List Price: **\$529,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1974**

Lot Information

Lot Sz Ar:

**6,600 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,216**

Low Sqft:

Ttl Sqft:

**1,216**

DOM

**24**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.0 (3 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**8**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Landscaped,Other,Standard Shaped Lot**

**220 Volt Wiring,Concrete Driveway,Heated Garage,Off Street,RV Access/Parking,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air**

Sewer:

Ext Feat: **Storage**

Construction:

**Vinyl Siding**

Flooring:

**Cork,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Window Coverings**

Int Feat: **Ceiling Fan(s),Laminate Counters,Pantry,Separate Entrance,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`6" x 2`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`2" x 7`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`8" x 6`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>22`5" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>6`11" x 9`5"</b>
<b>Game Room</b>	<b>Lower</b>	<b>25`0" x 22`3"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 7`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`2" x 10`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 14`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`9" x 11`7"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>15`5" x 12`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**3383TR**

Zoning:  
**R1**

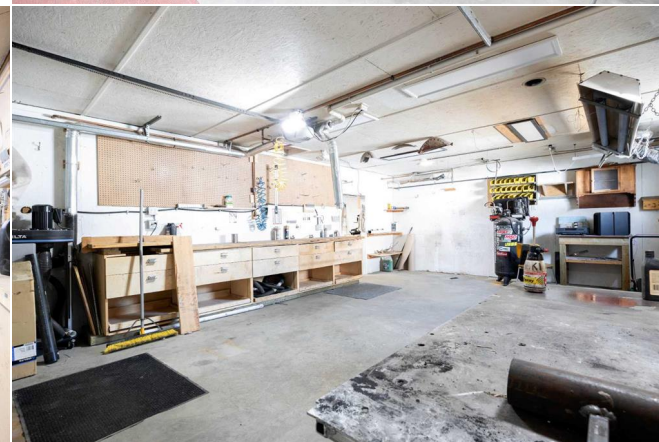
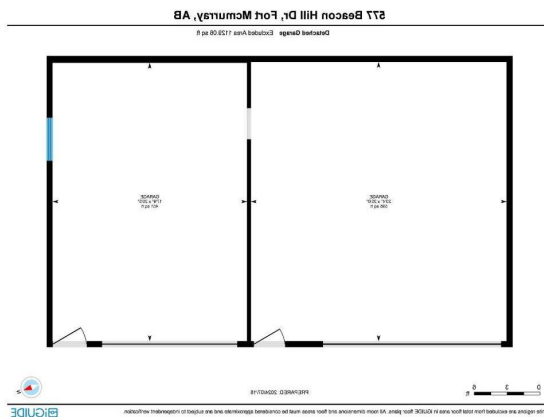
Remarks

Pub Rmks: **TRIPLE CAR GARAGE! TONS OF PARKING! ACROSS FROM SCENIC GREEN SPACE! This hidden Beacon Hill gem is currently awaiting its new homeowners! Beautiful neighbourhood, this home offers Landscaping for the person with the green thumb, RV Parking for the campers, and a garage with over 1,100 square feet for the garage enthusiasts!! The home features lots of space with a large rec/game room area, den, and wet bar, which is fantastic for entertaining. Main level features a large living room with a warm fireplace for our cold winters. BONUS UPDATES: new roof (2016), siding (2017), high-efficiency furnace (2014), and hot water tank (2021). Come check out what this home can offer you!**

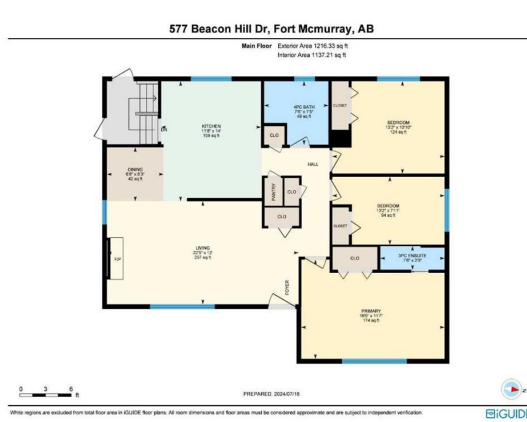
Inclusions: **Lawn Mower, 2 compressors located in garage, 2 wall mirrors, Freezer in lower level**

Property Listed By: **RE/MAX Connect**

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











577 Beacon Hill Dr, Fort McMurray, AB

Basement (Below Grade) Exterior Area 1117.41 sq ft  
Interior Area 1041.09 sq ft



0 2 4 ft

PREPARED: 20240710

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





