



THE
A-TEAM

**RE/MAX
FIRST**

384 BEACON HILL Drive, Fort McMurray T9H 2R9

MLS®#: **A2227051**

Area: **Beacon Hill**

Listing Date: **06/04/25**

List Price: **\$565,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2017

Lot Information

Finished Floor Area

Abv Sqft:

1,181

Low Sqft:

Ttl Sqft:

1,181

Lot Sz Ar:

6,893 sqft

Lot Shape:

DOM

43

Layout

Beds:

5 (3 2)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

6

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Landscaped,Lawn,Views

Driveway,Front Drive,Garage Door Opener,Heated Garage,Oversized,Parking Pad,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

Vinyl Siding

Flooring:

Carpet

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Laminate Counters,Open Floorplan,Separate Entrance,Sump Pump(s)

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`3" x 4`11"
Bedroom	Main	9`11" x 10`11"
Living Room	Main	22`4" x 20`4"
4pc Bathroom	Basement	8`8" x 4`11"
Bedroom	Basement	8`10" x 9`11"
Game Room	Basement	20`8" x 22`2"

Room	Level	Dimensions
Bedroom	Main	9`10" x 10`0"
Kitchen	Main	9`10" x 11`7"
Bedroom - Primary	Main	13`10" x 10`11"
Bedroom	Basement	8`10" x 9`10"
Laundry	Basement	7`2" x 7`10"
Furnace/Utility Room	Basement	7`5" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

3382TR

Remarks

Pub Rmks:

Welcome to 384 Beacon Hill Drive: A beautiful bungalow situated at the bottom of Beacon Hill, perfectly positioned across from scenic green space and offering incredible value with a five-car driveway, a heated detached garage, and a legal two-bedroom suite. Whether you're seeking an accessible one-level home with income potential or a smart investment opportunity, this property is the total package. The expansive concrete driveway provides space for five vehicles and offers plenty of room for RV, boat, or ATV storage. The detached garage is heated and secure, ideal for protecting your vehicle or outdoor gear from the elements. Directly across from the home, lush green space and nearby trails invite you to explore the outdoors right from your doorstep. Step inside to discover a bright and open floor plan with vaulted ceilings, a cozy gas fireplace in the living room, and an inviting white kitchen complete with quartz countertops, stainless steel appliances, and a central island offering extra prep and seating space. Abundant windows flood the space with natural light, creating a warm and airy atmosphere throughout. The main level features two comfortable bedrooms, a full four-piece bathroom, and convenient laundry located in the hallway. For added peace of mind, the seller will have the entire main level professionally cleaned and freshly painted prior to possession, ensuring a move-in ready experience for the new owners (2025). The lower level hosts a fully developed legal two-bedroom suite with high ceilings, a spacious layout, and a full kitchen and living area. The bedrooms are generously sized and share a well-appointed four-piece bathroom. The suite is currently revenue-generating and can be sold with tenants in place, or vacant if preferred. All lower-level furnishings can also be included for a turnkey rental setup. Additional features include central air conditioning and a heated garage. Offering functionality, flexibility, and location all in one, this is a home you won't want to miss. Schedule your private tour today.

Inclusions:
Property Listed By:

**Garage Heater, all basement furniture negotiable,
The Agency North Central Alberta**

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







