



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**613 BEACON HILL Drive, Fort McMurray T9H 2P8**

MLS® #: **A2230643**

Area: **Beacon Hill**

Listing Date: **06/14/25**

List Price: **\$469,500**

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:

**6,817 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,099**

Low Sqft:

Ttl Sqft:

**1,099**

DOM

**2**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**3**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Corner Lot,Fruit Trees/Shrub(s),Landscaped**

**Double Garage Detached,Driveway**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Ceramic Tile,Hardwood,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat:

**Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`9" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 9`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`2" x 10`2"</b>	<b>Dinette</b>	<b>Main</b>	<b>10`4" x 7`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`10" x 10`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`9" x 17`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`2" x 11`5"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 7`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>23`8" x 24`1"</b>	<b>Storage</b>	<b>Basement</b>	<b>26`8" x 15`1"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**20205250**

Remarks

Pub Rmks: **Located in one of the most sought-after neighbourhoods in Fort McMurray... Beacon Hill. This picture perfectly clean and tastefully decorated single family home awaits new owner. Situated on a corner lot across from the Greenbelt this bungalow style property has everything for the first time homebuyer or the growing family. And for the boys bring all your toys, triple tandem parking for boats, campers, trailers, skis, quads, side-by-side or whatever your RV parking needs are this house has it all. The fully finished and heated double detached garage has Reznor heating and ample storage. The driveway has parking for three vehicles or four small ones. Now for the family home, this home has seen numerous renovations over the past few years to include Living room and bedroom windows 2021, New interior doors 2021, New shingles 2012, New hot water tank 2017 New blown insulation in both attics 2016. As you enter the home you will notice the bright and sunny eat in kitchen that has newer, cupboards, glass tile backsplash, stainless steel appliances, fresh paint, renovated back closet with ship lap decor for a more open concept feel. The main floor features three good size bedrooms are renovated four-piece bathroom and new light fixtures. The living room has big windows to let in all the natural light and a cozy woodburning Insert the perfect place to relax after a long day at work. Down we go to the fully developed basement that has been renovated as well for an open concept feel with a renovated three-piece bathroom and more storage than the average person will need. The private backyard has a gazebo on a separate deck call it moms get away spot when she needs time out and still loads of grassy area for the kids and pets to roam. Beacon Hill is an amazing area in Fort McMurray self-contained with convenient store, two schools and loads of parks and trails and for the fur babies their own dog park. Perks and more perks ATV Access down to the Hanging stone river. And only minutes from the downtown core and all other amenities. Leaving town is also a breeze as there are only a few intersections to be crossed and than down the open road.**

Inclusions: **Existing S/S Fridge, Stove, Dishwasher, Microwave, White washer and dryer, All existing window coverings, Gazebo, garage door opener and 2 remotes.**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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





















