



THE
A-TEAM

**RE/MAX
FIRST**

711 BEACON HILL Drive #44, Fort McMurray T9H 3R5

MLS® #: **A2235154** Area: **Beacon Hill** Listing Date: **06/26/25** List Price: **\$235,000**
Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2016**

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,176**
Low Sqft:
Ttl Sqft: **1,176**

DOM

3

Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey,Attached-Side by Side**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat: **Back Yard,City Lot,Landscaped**
Park Feat: **Driveway,Front Drive,Off Street**

Utilities and Features

Roof: **Shingle**
Heating: **Floor Furnace,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard,Rain Gutters**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Bathroom Rough-in,Ceiling Fan(s),Closet Organizers,No Smoking Home,Quartz Counters,Soaking Tub,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: \$319	Title: Fee Simple	Zoning: R3
	Fee Freq: Monthly	

Legal Desc:

7521170

Remarks

Pub Rmks:

Rebuilt in 2016, this BEAUTIFULLY UPGRADED townhouse offers MODERN COMFORT and MOVE-IN READY convenience. Step into a bright and stylish interior featuring LUXURY VINYL PLANK flooring throughout, sleek QUARTZ COUNTERTOPS, modern cabinetry, and stainless steel appliances in the contemporary kitchen. The bright living room is the perfect place to unwind and enjoy time with your loved ones. As an added bonus, there is a 2 piece bathroom on this level. Upstairs, there are 3 good sized bedrooms including the primary with large closet. The 4 piece bathroom features a deep soaker tub/shower. Enjoy the fully fenced and landscaped yard, front parking, and a partially finished basement with potential for an additional bedroom and bathroom. Perfect for first-time buyers, investors, or anyone looking for low-maintenance living with room to grow.

Inclusions:

Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Blinds

Property Listed By:

People 1st Realty

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







