



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**14, 711 Beacon Hill Drive
Fort McMurray, Alberta**

MLS # A2304026



\$213,000

Division:	Beacon Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,050 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 323

LLD: -

Zoning: R3

Utilities: -

Inclusions: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Ceiling Fan, and window coverings.

Welcome to 711 Beacon Hill Drive, Unit 14, a townhome in the sought-after Southridge Gardens. Built in 2016, it offers the perfect blend of modern updates, functionality, and value in the heart of Beacon Hill. This well-maintained 3-bedroom, 1-bath, two-storey home is ideal for families, first-time buyers, or investors alike. The main floor welcomes you with a spacious foyer that opens into a bright, inviting living room, seamlessly connected to the dining area—perfect for both everyday living and effortless entertaining. The kitchen is thoughtfully designed with ample cabinetry and counter space, featuring stylish grey cabinetry, upgraded appliances, and beautiful quartz countertops complemented by a modern backsplash. Durable luxury vinyl plank flooring runs throughout the main level, tying the space together with both style and practicality. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat that easily accommodates a king-sized bedroom set and offers a large double closet. The upper level is finished with a well-appointed 4-piece bathroom, enhanced with modern touches including a quartz countertop. The basement with a separate entrance presents a fantastic opportunity to customize the space to suit your lifestyle. Whether you envision a recreation room, home gym, office, or additional living area, you have full control and creative freedom to transform this space! The laundry area is conveniently located on this level, adding to the home’s functionality. Step outside to your fully fenced and landscaped backyard with south exposure—an ideal setting for relaxing, entertaining, or enjoying summer evenings in your own private outdoor space. Additional features include front driveway parking and visitor parking located just steps away. Situated close to schools, parks, walking trails, and everyday amenities, this

home delivers both comfort and convenience in a family-friendly community. A fantastic opportunity to own a stylish and versatile home in a great location! So check out the photos and floor plans, and call today to book your personal viewing.