



**445 Beacon Hill Drive  
Fort McMurray, Alberta**

**MLS # A2314244**



**\$580,000**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,628 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Greenbelt, Private, Views		

**Heating:** Forced Air

**Floors:** Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Kitchen Island, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Refrigerators, Stove, Dishwasher, Washer/Dryer, Microwave, window coverings, keys and garage door opener.

Beautiful house in Beacon Hill built in 2017. Facing the greenbelt, with stunning views of the hills and the river and backing onto a walking path, this bungalow checks all the boxes! The main floor offers an open concept layout with a beautiful white kitchen and a large Island, generous size living and dining space, and main floor laundry. Down the hallway you'll find 3 bedrooms and 2 bathrooms (the primary has its own ensuite). Downstairs you'll find a very spacious basement with 2 generous sized bedrooms, the 3rd bathroom, and a kitchenette. Stay cool in the Summer with the central AC, and enjoy having hot water on demand! This house also comes with a heated double attached garage and a driveway that fits 4 cars, and on the side there's a space perfect for RV parking! In the back you'll find a covered deck with storage underneath, a shed and a nice backyard that surrounds the house offering a large side yard space, all fenced. Don't miss out the opportunity to make this gem yours! Book your showing today!