



GRASSROOTS
REALTY GROUP

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19, 711 Beacon Hill Drive
Fort McMurray, Alberta

MLS # A2324905



\$220,000

Division:	Beacon Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,070 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Ma		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Pantry, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

FENCED YARD | BUILT IN 2016 | LOW CONDO FEES | BACKS ONTO GREENSPACE WITH DRIVEWAY PARKING. Welcome to 19-711 Beacon Hill Drive, where 1,070.20 sq ft of easygoing layout and a backyard that opens straight onto greenspace come together in one of Fort McMurray's most loved neighbourhoods. Step inside to beautiful vinyl flooring and a spacious foyer that sets the tone, then flows into a bright living and dining area made for slow mornings and easy evenings in. The kitchen keeps that same light, open feeling, with stainless steel appliances, sleek upper and lower cabinets, and a pantry to keep everything in its place. There's room here to grow too, with space to add an island and banquette seating when you're ready to make it your own. A powder room rounds out the main level for everyday convenience. Head upstairs to find three well-sized bedrooms and a full bath, a comfortable setup for family, guests, or a home office that finally has room to breathe. Out back is where this one really earns its keep. The fully fenced yard offers privacy with no direct neighbours behind, plus a gate that opens directly onto the greenspace, so morning walks and quiet evenings are just steps from your door. The splash park and playground are right there too, close enough to see from the upstairs bedroom. Downstairs, the undeveloped basement is a blank slate full of potential, ready for a future bedroom, bathroom, or extra living space shaped around how you live. And with condo fees at just \$323 a month, the value here is easy to see. Driveway parking is included, with an additional stall available for a low monthly rent if you need it. Set in Beacon Hill, you're surrounded by walking trails, a splash park and playground, two elementary schools, and the Frank Lacroix arena, with downtown and the Fort McMurray International Airport just minutes away. Come

see it for yourself. Request a Private Showing Experience.