



**GRASSROOTS**  
REALTY GROUP

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**39, 711 Beacon Hill Drive  
Fort McMurray, Alberta**

**MLS # A2330004**



**\$219,900**

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beacon Hill                                     |               |                   |
| <b>Type:</b>     | Residential/Four Plex                           |               |                   |
| <b>Style:</b>    | 2 Storey                                        |               |                   |
| <b>Size:</b>     | 1,074 sq.ft.                                    | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 3                                               | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Concrete Driveway, Driveway, Parking Pad, Stall |               |                   |
| <b>Lot Size:</b> | 0.00 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, No Neighbours Behind     |               |                   |

|                    |                                                       |
|--------------------|-------------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                               |
| <b>Floors:</b>     | Carpet, Laminate, Vinyl                               |
| <b>Roof:</b>       | Asphalt Shingle                                       |
| <b>Basement:</b>   | Full                                                  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                    |
| <b>Foundation:</b> | Poured Concrete                                       |
| <b>Features:</b>   | Laminate Counters, Pantry, Soaking Tub, Vinyl Windows |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 323 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | R3     |
| <b>Utilities:</b> | -      |

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

FENCED PRIVATE YARD. LOW CONDO FEES. BACKING ONTO PARK. WALKING DISTANCE TO SCHOOLS. MOVE IN READY. Welcome to 39, 711 Beacon Hill Drive, a beautifully maintained townhouse offering MODERN FINISHES, LOW MAINTENANCE LIVING, and an UNBEATABLE LOCATION backing directly onto GREEN SPACE AND A PARK. Step inside to a spacious foyer that opens into a bright OPEN CONCEPT living and dining area featuring DURABLE VINYL FLOORING and plenty of natural light. The functional layout is perfect for both everyday living and entertaining. The kitchen offers STAINLESS STEEL APPLIANCES, MODERN CABINETRY, A PANTRY, and ample counter space. A convenient 2 PIECE BATHROOM completes the main floor. Upstairs you'll find THREE SPACIOUS BEDROOMS and a FULL BATHROOM, providing comfortable space for a growing family, guests, or a home office. Step outside to your FULLY FENCED PRIVATE BACKYARD, where you'll enjoy NO REAR NEIGHBOURS and DIRECT GATE ACCESS TO THE PARK AND GREEN SPACE. The PLAYGROUND are just steps away, making this an ideal location for families with young children. The UNDEVELOPED BASEMENT offers endless possibilities to add a FAMILY ROOM, FOURTH BEDROOM, BATHROOM, or additional storage, allowing you to build equity while creating the space you need. Built in 2016, this home offers LOW CONDO FEES OF ONLY \$323 PER MONTH, helping keep monthly ownership costs affordable. Driveway parking is included. Located in the family friendly community of BEACON HILL, you'll enjoy WALKING TRAILS, PARKS, TWO ELEMENTARY SCHOOLS, FRANK LACROIX ARENA, shopping, and quick access to DOWNTOWN and the FORT McMURRAY INTERNATIONAL AIRPORT. Whether you're a FIRST TIME

BUYER, INVESTOR, or looking to DOWNSIZE, this MOVE IN READY home offers exceptional value, a fantastic location, and room to grow.