



**GRASSROOTS**  
REALTY GROUP

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**104 Beacon Hill Place**  
**Fort McMurray, Alberta**

**MLS # A2331141**



**\$414,900**

|                  |                                                                       |               |                   |
|------------------|-----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beacon Hill                                                           |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                                        |               |                   |
| <b>Style:</b>    | Mobile Home-Double Wide                                               |               |                   |
| <b>Size:</b>     | 1,515 sq.ft.                                                          | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 3                                                                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Aggregate, Off Street, On Street, Single Garage Detached              |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                             |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn, See Remarks, Street Lighting |               |                   |

|                    |                                                                            |                   |     |
|--------------------|----------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Vinyl Plank                                                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | None                                                                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed, Vinyl Siding                                                        | <b>Zoning:</b>    | RMH |
| <b>Foundation:</b> | Piling(s)                                                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** Fridge, Stove, Washer, Dryer, Central AC, Dishwasher, OTR Microwave, Purple Chandelier

Warm, welcoming, and wonderfully functional. From the inviting living areas to the thoughtful updates throughout, this home is designed for easy living and happy moments. Move in, settle down, and start enjoying a space that truly fits your lifestyle. Recent updates include: Turf, landscaping rocks on the side of the lawn and house - 2024 Stone on front of the house - 2021 Sealed the driveway/stone/rock - 2026 Single garage, permits were all approved - 2022, Fence (back) redone- 2025 Added additional insulation and additional heat trace underneath - 2019, installed vinyl plank in Primary bedroom 2025, installed laminate throughout the rest of the home, 2024. This home blends modern style with that "ahh, I'm home" feeling. Light pours in from every angle, the layout keeps life simple, and the outdoor space is ready for morning coffees or sunset unwinds. It's the kind of place that makes you smile the moment you walk in. Whether you're hosting friends or kicking back after a long day, this space brings the good vibes. Make sure to come and see this lovely home for yourself! Book your private showing today!