



GRASSROOTS
REALTY GROUP

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525 Beacon Hill Drive
Fort McMurray, Alberta

MLS # A2337462



\$490,000

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	928 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Garage Faces Front, Off Street, On Street, Owned, Parking Pad, S		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Refrigerator, Stove, Dishwasher, OTR Microwave, Washer, Dryer, All Existing Window Coverings, Garage Door Opener, Detached Shed, A/C Unit

Introducing 525 Beacon Hill Drive, a four bedroom, two bathroom open concept bi-level set on a lot of over 6,600 square feet and renovated from top to bottom with incredible attention to detail. Truly move in ready, this home is sure to impress and check every box. The heart of the home is the custom kitchen, complete with stainless steel appliances, timeless white cabinetry extending to the ceiling, quartz countertops, under-cabinet lighting, and a stone inspired backsplash. Just off the kitchen, a stylish dry bar adds the perfect touch for entertaining. There is no carpet anywhere in the home. Laminate flooring runs throughout the living spaces and bedrooms, while both bathrooms are finished in ceramic tile. Downstairs, the bright, fully developed basement offers a spacious family room, two bedrooms with above-grade windows, and another beautifully renovated bathroom. Outside, the front yard features fresh, lush sod laid in August 2025, while the backyard is made for relaxing and entertaining with a two-tier deck and a cozy fire pit area. Located directly across from the greenbelt and a walking and biking trail, this home offers room to grow, a large yard to enjoy, and a family friendly neighbourhood to feel right at home in. Beacon Hill is one of Fort McMurray's established, family friendly neighbourhoods, surrounded by nature and trails while still being just a quick drive to downtown and everyday amenities, with easy access to Highway 63. Additional updates include the dry bar (2022), all windows and the front door (2023), eavestroughs and downspouts (2023), and blinds (2023). Request your private showing experience today.