



GRASSROOTS
REALTY GROUP

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10, 701 Beacon hill Drive
Fort McMurray, Alberta

MLS # A2341107



\$254,999

Division:	Beacon Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,328 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Driveway, Gravel Driveway, Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

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

FABULOUS PRICE! END UNIT! LARGEST LAYOUT IN THE COMPLEX! GREAT REVENUE PROPERTY! SEPARATE ENTRANCE! This beautifully updated END UNIT offers the LARGEST FLOOR PLAN IN THE COMPLEX, along with several unique features not found in many of the other units. With numerous renovations completed over the years, this home is MOVE-IN READY and offers an excellent opportunity for a first-time buyer, family, or investor. Step inside to a bright and spacious main floor featuring NEW VINYL PLANK FLOORING throughout the living area. The EXTRA-WIDE DINING ROOM includes TWO ADDITIONAL WINDOWS, bringing in plenty of natural light and creating a great space for family gatherings. The 1/2 BATHROOM has also been renovated. The kitchen offers plenty of functionality with ADDITIONAL CUPBOARDS, NEWER APPLIANCES, and ABUNDANT COUNTER SPACE, making meal preparation and storage a breeze. Upstairs, you will find THREE GOOD-SIZED BEDROOMS. The HUGE PRIMARY BEDROOM features a MASSIVE WALK-IN CLOSET/DRESSING ROOM with its own WINDOW, numerous HANGING RODS, and plenty of room for additional furniture or storage. The RENOVATED MAIN BATHROOM features a NEW TUB SURROUND and NEW TOILET. The FULLY DEVELOPED BASEMENT includes a SEPARATE ENTRANCE, a spacious FAMILY ROOM, and a FLEX ROOM that can easily be used as a HOME OFFICE, DEN, PLAYROOM, or additional living space. Outside, enjoy the FULLY FENCED BACKYARD, perfect for children and pets, plus a GROUND-LEVEL DECK that provides a great spot to relax and enjoy warm summer evenings. With its LARGE FLOOR PLAN, END-UNIT LOCATION, RENOVATIONS, DEVELOPED BASEMENT, SEPARATE ENTRANCE, this is a GREAT INVESTMENT

OR REVENUE PROPERTY. Don't miss this opportunity!