



GRASSROOTS
REALTY GROUP

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37, 711 Beacon Hill Drive
Fort McMurray, Alberta

MLS # A2348456

\$210,000

Division:	Beacon Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,031 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Driveway, Front Drive, Off Street		
Lot Size:	-		
Lot Feat:	Back Yard, Dog Run Fenced In, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	Other	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, microwave, hood fan, washer, dryer

37-711 Beacon Hill Drive is a smart find in one of Fort McMurray's most family-friendly pockets. This end-unit townhome was rebuilt in 2016 and has been well looked after ever since, making it an easy choice for first-time buyers, investors, or anyone ready to trade yard work for weekends off. Inside, the kitchen does double duty with white cabinetry, stainless steel appliances, and a tile backsplash, set apart from the open dining and living space without closing it off. It's the kind of layout that works whether you're cooking for one or hosting the whole crew. The back entrance leads downstairs and out to a fully fenced yard, your own private spot for kids, pets, or a quiet coffee. Upstairs holds a roomy primary bedroom, a second bedroom with plenty of space, and a full 4-piece bathroom. Downstairs, the basement is unfinished and ready for whatever you need next: a bedroom, a bathroom, extra living space, you decide. At \$285/month, the condo fees keep this one firmly in affordable territory. Beacon Hill puts you close to walking trails, two elementary schools, and Frank Lacroix arena, with downtown and the Fort McMurray airport just minutes away. Book a viewing and see what makes this one worth a closer look. Condo fees include: exterior maintenance of structure, fence, driveways and sidewalks, snow removal from the cul de sac and common area, landscaping, and insurance.