



GRASSROOTS
REALTY GROUP

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**577 Beacon Hill Drive
Fort McMurray, Alberta**

MLS # A2218984



\$490,000

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,216 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Concrete Driveway, Heated Garage, Off Street, RV Access/P		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Other, Standard Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, Separate Entrance, Wet Bar		

Inclusions: Lawn Mower, 2 compressors located in garage, 2 wall mirrors, Freezer in lower level

TRIPLE CAR GARAGE! TONS OF PARKING! ACROSS FROM SCENIC GREEN SPACE! This hidden Beacon Hill gem is currently awaiting its new homeowners! Beautiful neighbourhood, this home offers Landscaping for the person with the green thumb, RV Parking for the campers, and a garage with over 1,100 square feet for the garage enthusiasts!! The home features lots of space with a large rec/game room area, den, and wet bar, which is fantastic for entertaining. Main level features a large living room with a warm fireplace for our cold winters. **BONUS UPDATES:** new roof (2016), siding (2017), high-efficiency furnace (2014), and hot water tank (2021). Come check out what this home can offer you!