



GRASSROOTS
REALTY GROUP

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

MLS # A2231620



\$539,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,235 sq.ft.	Age:	2017 (8 yrs old)
Beds:	6	Baths:	3
Garage:	220 Volt Wiring, Asphalt, Double Garage Detached, Driveway, Garage Door C		
Lot Size:	0.15 Acre		
Lot Feat:	Low Maintenance Landscape, Paved, See Remarks, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: NA

Hey guys! This awesome home in Beacon Hill has it all! The OVERSIZED Double detached garage is so great! It has a 3 piece bathroom, and 10 foot walls. It is wired to be able accommodate an air compressor and welder. All 20 amp breakers and extra plugs. No expense was spared when designing and building this home and garage. Much of that expense is unseen, but still impressive. Under the floor of the garage are concrete support pillars and infloor heat. The front yard is prepped for imitation grass with compacted gravel. Please make sure to check out the pictures that were taken at time of construction. Soooo much parking, and no grass to mow! Across from greenspace, in a wonderful community, you really can't go wrong with this property! The home is great with 6 bedrooms, all wired for internet and double cable, 3 bathrooms and a kitchenette in the basement if you decide to bring in some rental income, or has room for families to grow. Home and garage are wired for Christmas lights. Plugs in the eaves, and switches for the lights in both the house and the garage. The home has a 10 Year New Home Warranty. Make sure you check this fabulous property out!