



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2243675



\$564,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,326 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Living room TV mount, window coverings, shed, garage peg board, basement fridge, basement dishwasher, basement stove, basement microwave hood fan

741 Beacon Hill Drive is a 2017 rebuild by Norbasca Homes, located in the heart of Beacon Hill. With RV parking, a two car driveway, and a front attached 22' x 20' heated garage with infloor heat, this home offers both comfort and functionality. The covered front porch adds charm and curb appeal right from the street. Inside, the spacious front entrance includes a clever two way closet, accessible from both the main door and the garage. The laundry room is conveniently located just off the garage entry. At the front of the home, you'll find two good sized bedrooms and a full 4 piece bathroom. Step into the main living space and enjoy an open concept layout with vaulted ceilings and a warm, welcoming feel. The living room includes a two way fireplace and large windows overlooking the backyard. The kitchen is finished with stainless steel appliances, a central island, and cohesive, neutral finishes that tie the space together. Off the kitchen is the dining area with access to the covered back deck. The primary bedroom is tucked off the living room and features the same two way fireplace as a cozy focal point, a ceiling fan for added comfort, French doors to the back deck, and a private 4 piece ensuite. The basement offers a separate entrance, infloor heat throughout, and a bright, spacious layout. It includes a large rec room, full kitchen, and two bedrooms, each with its own 4-piece ensuite, making it ideal for extended family or roommates. Additional features include hot water on demand, water softener, air conditioning, a natural gas line on the back deck, a fully fenced yard, and backing onto a utility right of way for extra privacy. Call today to book your private viewing. This home is ready to impress.