



**GRASSROOTS**  
REALTY GROUP

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**61, 711 Beacon Hill  
Fort McMurray, Alberta**

**MLS # A2244191**



**\$235,000**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 319
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Room for a growing family ! 61-711 Beacon Hill Dr This fully developed, 4-bedroom, 2-bathroom home in Beacon Hill is perfectly suited for a new family looking for convenience and comfort. Its location is ideal for those with a busy lifestyle, as it's close to the Frank Lacroix Arena, various schools, local parks, and shopping centers, making daily errands and activities a breeze. The home itself offers some wonderful features, including an eat-in kitchen with a brand new backsplash, ample storage, and large windows that let in plenty of natural light. The spacious living room also boasts large picture window overlooking a private, fenced yard. Upstairs, you'll find a full bathroom and three well-appointed bedrooms. The lower level is completely finished with a recreation room, an additional bedroom, and a wet bar, offering plenty of extra living space and storage. This home truly shows pride of ownership and is turnkey ready for immediate move-in.