



GRASSROOTS
REALTY GROUP

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

MLS # A2268201



\$235,000

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

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