



**9, 711 Beacon Hill Drive
Fort McMurray, Alberta**

MLS # A2283376



\$244,888

Division:	Beacon Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,165 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, Level, Low M		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer, Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Cable Connected
Features:	Built-in Features, Closet Organizers, Laminate Counters, Pantry, See Remarks, Storage		
Inclusions:	Fridge, stove, microwave, washer, dryer, kitchen table, 2 chairs, ceiling fans, pergola		

END UNIT TOWNHOUSE BUILT IN 2016, BACKING GREENSPACE AND OFFERS DRIVEWAY PARKING PLUS AN ADDITIONAL RENTED PARKING SPOTS AVAILABLE! Welcome to this stunning 2016-built end-unit townhouse in the heart of beautiful Beacon Hill. This 3-bedroom home offers the perfect blend of modern living and outdoor serenity. The bright kitchen features stainless steel appliances and charming built-in bench seating to surround your kitchen table, flowing into a spacious living room with direct access to your private oasis. The fully fenced backyard, complete with a pergola, offers unmatched privacy and direct gate access to the greenspace behind. Upstairs, you'll find three generous bedrooms and a full bathroom. Need more space? The partially developed basement is ready to be further developed for a large family room, a 4th bedroom, and a bathroom. Enjoy driveway parking plus a rare second rented spot for only \$30/month! The sought-after complex in Beacon Hill is just steps from walking trails, dog parks, and schools and children's parks and offers quick access to site and city bus stops; this is the one you've been waiting for. Call today for your personal tour.