



**63, 711 Beacon Hill Drive
Fort McMurray, Alberta**

MLS # A2293707



\$228,000

Division:	Beacon Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	912 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer, dryer, OTR microwave, all window coverings

END UNIT | FENCED YARD | BUILT IN 2016 | LOW CONDO FEES! Welcome to 63-711 Beacon Hill Drive, tucked into the quiet and family-friendly community of Beacon Hill. This well-maintained end-unit townhome is the perfect opportunity for first-time buyers, investors, or anyone looking for low-maintenance living. Built in 2016, this home features modern finishes throughout, including durable luxury vinyl plank flooring on both levels. The bright and inviting kitchen offers white cabinetry, stainless steel appliances, and a timeless subway tile backsplash, flowing seamlessly into the open-concept dining and living area—perfect for everyday living and entertaining. From the living room step outside to your fully fenced backyard, providing a safe and private space for kids, pets, or simply relaxing. Upstairs, you’ll find a spacious primary bedroom, a generous second bedroom, and a full 4-piece bathroom. The undeveloped basement offers great potential, with room to add a future bedroom, bathroom, or additional living space tailored to your needs. Condo fees are just \$285/month, making this an affordable and attractive option. Nestled in Beacon Hill, you'll be surrounded by walking trails, and have easy access to two elementary schools and Frank Lacroix arena. Additionally, you'll find yourself just minutes away from downtown and the Fort McMurray International Airport. Don't miss the opportunity to make this home yours. Schedule a viewing today and experience the convenience and charm of living in Beacon Hill!