



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

**MLS # A2295279**



**\$475,000**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Concrete Driveway, Heated Garage, Off Street, RV Access/P		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Pantry, Separate Entrance, Wet Bar		

**Inclusions:** Lawn Mower, 2 compressors located in garage, 2 wall mirrors, Freezer in lower level

Welcome to this Beacon Hill gem, where a rare heated triple-car garage steals the spotlight! Perfect for car enthusiasts, mechanics or those needing extra space, this oversized garage offers ample room for vehicles, storage, and projects, complemented by RV parking and convenient rear alley access. The 4 bedroom, 3 bathroom layout includes a large recreation area with a wet bar, perfect for gatherings or relaxation. Thoughtfully maintained, this home features major updates including a new roof (2016), siding (2017) high-efficiency furnace (2014), and hot water tank (2021), this home offers peace of mind with modern comforts. Located across from scenic green space and with plenty of parking, this property combines functionality and the best of Beacon Hill living. Don't miss the change to make it yours! Call today!