



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

MLS # A2295477



\$884,900

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|------------------|---------------------------------------|---------------|------------------|
| Division: | Beacon Hill | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,766 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Drive Through, Triple Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Private | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, See Remarks | | |

Inclusions: Fridge, Stove, Dishwasher, Microwave, Range Hood, Washer, Dryer, all window coverings, garage heater, A/C unit, basement wine fridge,

TRIPLE CAR ATTACHED DRIVE-THROUGH GARAGE! 2021 BUILT HOME! Welcome to 404 Beacon Hill Drive, a beautifully designed modified bi-level that immediately impresses with its spacious foyer offering direct access to the triple attached heated garage and a generously sized laundry room. The main level features a truly standout kitchen complete with stainless steel appliances, a beautiful custom hood fan, and an abundance of quartz countertops, highlighted by a massive island that anchors the space and provides ample prep and seating area. The kitchen flows seamlessly into the bright and inviting living room, where a sleek linear gas fireplace and modern feature wall create a warm yet contemporary focal point. The dining area easily accommodates the whole family and provides access to the back deck overlooking the fully fenced and professionally landscaped yard (see summer photos). This level is finished with two spacious secondary bedrooms and a full 4-piece bathroom. Privately situated above the garage, the primary bedroom offers a peaceful retreat with a large walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub, dual sinks, and a custom shower. The fully developed basement is designed for entertaining, boasting a large rec room complete with a wet bar and wine fridge area, along with a fourth bedroom, an additional 4-piece bathroom, and plenty of storage space. The basement ceiling also has a sound bar installed to cut down on noise to the rest of the home. The triple car garage is equally impressive with epoxy flooring, forced air heating, and convenient drive-through access to a rear parking pad. Situated across from a tree-lined area and close to schools and amenities, this home also includes central A/C and ample parking, making it the complete package. Call now to book your personal showing.