



**54, 711 Beacon Hill Drive
Fort McMurray, Alberta**

MLS # A2297823



\$224,900

Division:	Beacon Hill		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,052 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, None		
Lot Size:	-		
Lot Feat:	Back Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Refrigerator, Stove, Washer, Dryer, and All Window Coverings.

Convenience, value, and opportunity await at 711 Beacon Hill Drive Unit 54! This well-maintained 3-bedroom, 1.5-bath townhome is an excellent find for homeowners and investors alike. The main floor welcomes you with a spacious foyer that leads into a bright and inviting living room, seamlessly connecting to the dining area making it perfect for everyday living and effortless entertaining. The kitchen offers a functional layout ideal for those on the go, featuring ample counter space and cabinetry to keep everything organized and within reach for busy day-to-day living. A convenient 2-piece bathroom completes the main level. Upstairs, you’ll find three generously sized bedrooms, each with double-door closets, along with a large 4-piece bathroom designed for comfort and practicality. The basement is where you can turn your vision into reality! It’s ready for your personal touch, whether you envision a recreation room, home gym, office, or additional living space; the possibilities are endless and add long-term value. Outside, enjoy a large backyard perfect for family time, outdoor relaxation, or summer gatherings, along with the added convenience of driveway parking. Located in the heart of Beacon Hill, this end-unit townhome is close to schools, parks, walking trails, and a host of other amenities, making it a smart choice for those seeking comfort, convenience, and great value. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.