



GRASSROOTS
REALTY GROUP

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

MLS # A2208449



\$599,990

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,585 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Greenbelt, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, central vacuum & attachments, existing custom blinds, garage door opener & 2 remotes, garage heater, central air conditioner

CUSTOMIZED HOME ON CORNER LOT BUILT BY KYDAN HOMES, where high-end finishes and thoughtful upgrades shine throughout. From the moment you step inside through the stunning front door, you'll experience the quality and craftsmanship that sets this home apart. The main level is flooded with natural light from its north, west, and south-facing windows, complemented by custom window blinds. Beautiful hardwood and tile flooring flow seamlessly throughout, creating an elegant and cohesive feel. The living room is a cozy retreat, complete with a gas fireplace and wood mantel, perfect for relaxing evenings. In the designer kitchen, you'll love the ceiling-height cabinetry with crown trim, a custom vent hood, and striking two-toned maple cabinets with white uppers and gunmetal blue lowers. The stainless steel sink, stylish backsplash, and a dedicated coffee bar add both function and charm. A spacious pantry with built-in shelving and double doors ensures ample storage. Additional highlights on the main level include a powder room, access to the 21' x 25' heated garage (complete with hot and cold water and an exterior man door), and a striking wide hardwood staircase leading to the upper level. Upstairs, you'll find three oversized bedrooms, each with large built-in closets. The primary suite is a luxurious retreat featuring an oversized customized walk-in closet (it even has built in drawers), a barn door leading to the spa-like ensuite with a soaking tub, double vanity, and corner shower with spray jets. The laundry room is perfectly designed with cabinets, a countertop, and a floor drain for convenience. The fully finished basement offers a separate entrance, an extra-large bedroom with an oversized window, a full bathroom, and a spacious sitting area, plus additional storage, including a closet under the stairs. PERFECT FOR A HOME-BASED

BUSINESS. Outside, this home impresses with brick accents, an aggregate driveway, a fully fenced and landscaped backyard, and a partially covered deck—perfect for enjoying summer days in comfort. Beacon Hill is home to incredible walking trails, Frank Lacroix Arena, as well as an amazing dog park. Don't miss out on this truly exceptional home—schedule your viewing today!