

# **\$569,900 - 188 Beacon Hill Drive, Fort McMurray**

MLS® #A2149040

**\$569,900**

6 Bedroom, 3.00 Bathroom, 1,235 sqft  
Residential on 0.15 Acres

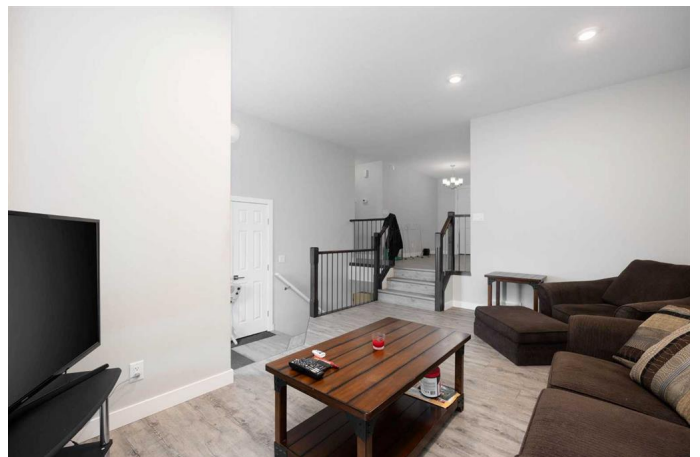
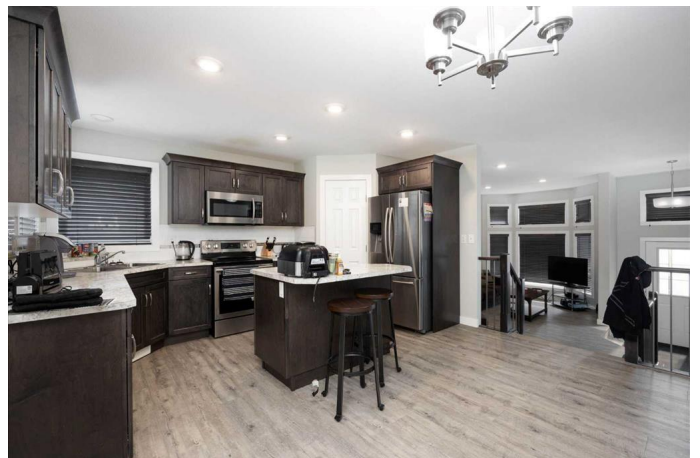
Beacon Hill, Fort McMurray, Alberta

Hey guys! This awesome home in Beacon Hill has it all! The **OVERSIZED** Double detached garage is so great! It has a 3 piece bathroom, and 10 foot walls. It is wired to be able accommodate an air compressor and welder. All 20 amp breakers and extra plugs. No expense was spared when designing and building this home and garage. Much of that expense is unseen, but still impressive. Under the floor of the garage are concrete support pillars and infloor heat. The front yard is prepped for imitation grass with compacted gravel. Please make sure to check out the pictures that were taken at time of construction. Soooo much parking, and no grass to mow! Across from greenspace, in a wonderful community, you really can't go wrong with this property! The home is great with 6 bedrooms, all wired for internet and double cable, 3 bathrooms and a kitchenette in the basement if you decide to bring in some rental income, or has room for families to grow. Home and garage are wired for Christmas lights. Plugs in the eaves, and switches for the lights in both the house and the garage. The home has a 10 New Home Warranty. Make sure you check this fabulous property out!

Built in 2017

## **Essential Information**

MLS® #                      A2149040



Price	\$569,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,235
Acres	0.15
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	188 Beacon Hill Drive
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2P2

### Amenities

Parking Spaces	6
Parking	Heated Garage, RV Access/Parking, 220 Volt Wiring, Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Insulated, On Street, Oversized
# of Garages	3

### Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Refrigerator, Electric Stove, Microwave Hood Fan, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Low Maintenance Landscape, Paved, See Remarks, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 15th, 2024
Days on Market	304
Zoning	R1

**Listing Details**

Listing Office	RE/MAX Connect
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