

# \$245,000 - 61, 711 Beacon Hill, Fort McMurray

MLS® #A2244191

**\$245,000**

4 Bedroom, 2.00 Bathroom, 1,169 sqft

Residential on 0.00 Acres

Beacon Hill, Fort McMurray, Alberta

Room for a growing family ! 61-711 Beacon Hill Dr This fully developed, 4-bedroom, 2-bathroom home in Beacon Hill is perfectly suited for a new family looking for convenience and comfort. Its location is ideal for those with a busy lifestyle, as it's close to the Frank Lacroix Arena, various schools, local parks, and shopping centers, making daily errands and activities a breeze.

The home itself offers some wonderful features, including an eat-in kitchen with a brand new backsplash, ample storage, and large windows that let in plenty of natural light. The spacious living room also boasts large picture window overlooking a private, fenced yard. Upstairs, you'll find a full bathroom and three well-appointed bedrooms. The lower level is completely finished with a recreation room, an additional bedroom, and a wet bar, offering plenty of extra living space and storage. This home truly shows pride of ownership and is turnkey ready for immediate move-in.

Built in 2016

## Essential Information

MLS® #	A2244191
Price	\$245,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,169
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	61, 711 Beacon Hill
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3R5

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	July 29th, 2025
Days on Market	2
Zoning	R3

## **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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