

# \$599,990 - 804 Beacon Hill Drive, Fort McMurray

MLS® #A2208449

**\$599,990**

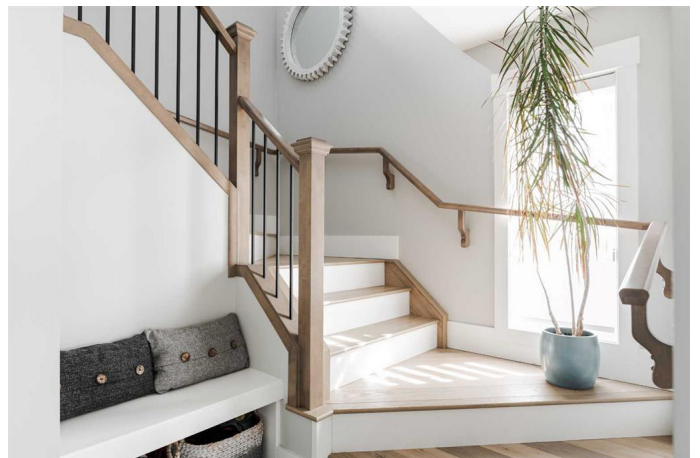
4 Bedroom, 4.00 Bathroom, 1,585 sqft  
Residential on 0.09 Acres

Beacon Hill, Fort McMurray, Alberta

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!

Built in 2017

**Essential Information**

MLS® #	A2208449
Price	\$599,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,585
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	804 Beacon Hill Drive
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3N4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Aggregate
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Chandelier, Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard, Corner Lot, Landscaped, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	120
Zoning	R2

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.