

\$540,000 - 384 Beacon Hill Drive, Fort McMurray

MLS® #A2227051

\$540,000

5 Bedroom, 2.00 Bathroom, 1,181 sqft
Residential on 0.16 Acres

Beacon Hill, Fort McMurray, Alberta

Welcome to 384 Beacon Hill Drive: A beautiful bungalow situated at the bottom of Beacon Hill, perfectly positioned across from scenic green space and offering incredible value with a five-car driveway, a heated detached garage, and a legal two-bedroom suite. Whether you're seeking an accessible one-level home with income potential or a smart investment opportunity, this property is the total package.

The expansive concrete driveway provides space for five vehicles and offers plenty of room for RV, boat, or ATV storage. The detached garage is heated and secure, ideal for protecting your vehicle or outdoor gear from the elements. Directly across from the home, lush green space and nearby trails invite you to explore the outdoors right from your doorstep.

Step inside to discover a bright and open floor plan with vaulted ceilings, a cozy gas fireplace in the living room, and an inviting white kitchen complete with quartz countertops, stainless steel appliances, and a central island offering extra prep and seating space. Abundant windows flood the space with natural light, creating a warm and airy atmosphere throughout.

The main level features two comfortable bedrooms, a full four-piece bathroom, and convenient laundry located in the hallway. For added peace of mind, the seller will have the entire main level professionally cleaned and freshly painted prior to possession, ensuring a



move-in ready experience for the new owners (2025).

The lower level hosts a fully developed legal two-bedroom suite with high ceilings, a spacious layout, and a full kitchen and living area. The bedrooms are generously sized and share a well-appointed four-piece bathroom. The suite is currently revenue-generating and can be sold with tenants in place, or vacant if preferred. All lower-level furnishings can also be included for a turnkey rental setup. Additional features include central air conditioning and a heated garage. Offering functionality, flexibility, and location all in one, this is a home you won't want to miss. Schedule your private tour today.

Built in 2017

Essential Information

MLS® #	A2227051
Price	\$540,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,181
Acres	0.16
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	384 Beacon Hill Drive
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2R9

Amenities

Parking Spaces	6
Parking	Driveway, Front Drive, Garage Door Opener, Heated Garage, Oversized, Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	Laminate Counters, Open Floorplan, Separate Entrance, Sump Pump(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	65
Zoning	R1

Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.