

# \$235,000 - 61, 711 Beacon Hill, Fort McMurray

MLS® #A2244191

## \$235,000

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     | \$235,000 |
| 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 | 62              |
| Zoning         | R3              |

### **Listing Details**

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

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