

# **\$544,900 - 188 Beacon Hill Drive, Fort McMurray**

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MLS® #A2231620

**\$544,900**

6 Bedroom, 3.00 Bathroom, 1,235 sqft

Residential on 0.15 Acres

Beacon Hill, Fort McMurray, Alberta

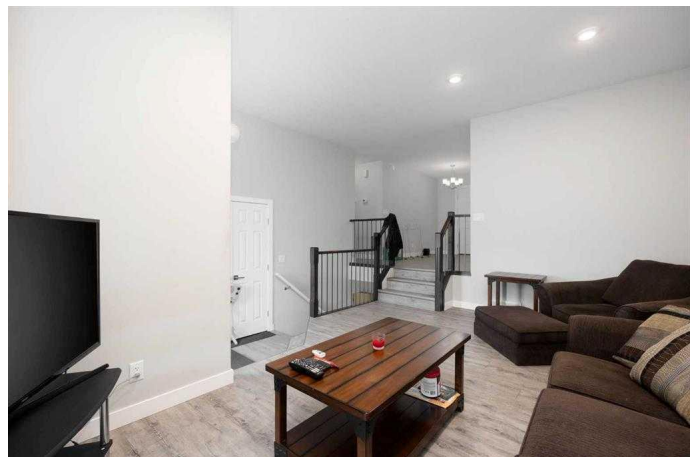
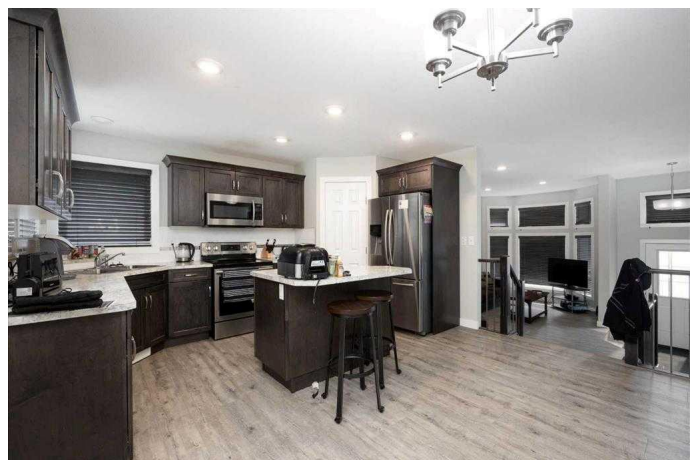
Hey guys! This awesome home in Beacon Hill has it all! The **OVERSIZED** Double detached garage is so great! It has a 3 piece bathroom, and 10 foot walls. It is wired to be able accommodate an air compressor and welder. All 20 amp breakers and extra plugs. No expense was spared when designing and building 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 Year New Home Warranty. Make sure you check this fabulous property out!

Built in 2017

## **Essential Information**

MLS® #

A2231620



|                |             |
|----------------|-------------|
| Price          | \$544,900   |
| 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        | Driveway, Garage Door Opener, Heated Garage, Insulated, 220 Volt Wiring, Asphalt, Double Garage Detached, On Street, Oversized, RV Access/Parking |
| # of Garages   | 2                                                                                                                                                 |

### Interior

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

### Exterior

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

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 64              |
| Zoning         | R1              |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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