

**9, 711 Beacon Hill Drive  
Fort McMurray, Alberta**

**MLS # A2283376**



**\$244,888**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, Level, Low M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer, Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 323
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected
<b>Features:</b>	Built-in Features, Closet Organizers, Laminate Counters, Pantry, See Remarks, Storage		

**Inclusions:** Fridge, stove, microwave, washer, dryer, kitchen table, 2 chairs, ceiling fans, pergola

END UNIT TOWNHOUSE BUILT IN 2016, BACKING GREENSPACE AND OFFERS DRIVEWAY PARKING PLUS AN ADDITIONAL RENTED PARKING SPOTS AVAILABLE! Welcome to this stunning 2016-built end-unit townhouse in the heart of beautiful Beacon Hill. This 3-bedroom home offers the perfect blend of modern living and outdoor serenity. The bright kitchen features stainless steel appliances and charming built-in bench seating to surround your kitchen table, flowing into a spacious living room with direct access to your private oasis. The fully fenced backyard, complete with a pergola, offers unmatched privacy and direct gate access to the greenspace behind. Upstairs, you'll find three generous bedrooms and a full bathroom. Need more space? The partially developed basement is ready to be further developed for a large family room, a 4th bedroom, and a bathroom. Enjoy driveway parking plus a rare second rented spot for only \$30/month! The sought-after complex in Beacon Hill is just steps from walking trails, dog parks, and schools and children's parks and offers quick access to site and city bus stops—this is the one you've been waiting for. Call today for your personal tour.