

# \$235,000 - 44, 711 Beacon Hill Drive, Fort McMurray

MLS® #A2235154

## \$235,000

3 Bedroom, 2.00 Bathroom, 1,176 sqft  
Residential on 0.00 Acres

Beacon Hill, Fort McMurray, Alberta

Rebuilt in 2016, this BEAUTIFULLY UPGRADED townhouse offers MODERN COMFORT and MOVE-IN READY convenience. Step into a bright and stylish interior featuring LUXURY VINYL PLANK flooring throughout, sleek QUARTZ COUNTERTOPS, modern cabinetry, and stainless steel appliances in the contemporary kitchen. The bright living room is the perfect place to unwind and enjoy time with your loved ones. As an added bonus, there is a 2 piece bathroom on this level. Upstairs, there are 3 good sized bedrooms including the primary with large closet. The 4 piece bathroom features a deep soaker tub/shower. Enjoy the fully fenced and landscaped yard, front parking, and a partially finished basement with potential for an additional bedroom and bathroom. Perfect for first-time buyers, investors, or anyone looking for low-maintenance living with room to grow.

Built in 2016

## Essential Information

MLS® #	A2235154
Price	\$235,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,176



Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	44, 711 Beacon Hill Drive
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3R5

### **Amenities**

Amenities	Other
Parking Spaces	1
Parking	Driveway, Front Drive, Off Street

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Bathroom Rough-in
Appliances	See Remarks
Heating	Natural Gas, Floor Furnace
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Landscaped
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
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Days on Market	20
Zoning	R3

## **Listing Details**

Listing Office	People 1st Realty
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