

**613 Beacon Hill Drive**  
**Fort McMurray, Alberta****MLS # A2230643****\$469,500**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,099 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped		

**Heating:** Forced Air, Natural Gas**Floors:** Ceramic Tile, Hardwood, Vinyl Plank**Roof:** Asphalt**Basement:** Finished, Full**Exterior:** Vinyl Siding**Foundation:** Poured Concrete**Features:** Vinyl Windows**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R1**Utilities:** -**Inclusions:** Existing S/S Fridge, Stove, Dishwasher, Microwave, White washer and dryer, All existing window coverings, Gazebo, garage door opener and 2 remotes.

Located in one of the most sought-after neighbourhoods in Fort McMurray&hellip; Beacon Hill. This picture perfectly clean and tastefully decorated single family home awaits new owner. Situated on a corner lot across from the Greenbelt this bungalow style property has everything for the first time homebuyer or the growing family. And for the boys bring all your toys, triple tandem parking for boats, campers, trailers, skis, quads, side-by-side or whatever your RV parking needs are this house has it all. The fully finished and heated double detached garage has Reznor heating and ample storage. The driveway has parking for three vehicles or four small ones. Now for the family home, this home has seen numerous renovations over the past few years to include Living room and bedroom windows 2021, New interior doors 2021, New shingles 2012, New hot water tank 2017 New blown insulation in both attics 2016. As you enter the home you will notice the bright and sunny eat in kitchen that has newer, cupboards, glass tile backsplash, stainless steel appliances, fresh paint, renovated back closet with ship lap decor for a more open concept feel. The main floor features three good size bedrooms are renovated four-piece bathroom and new light fixtures. The living room has big windows to let in all the natural light and a cozy woodburning Insert the perfect place to relax after a long day at work. Down we go to the fully developed basement that has been renovated as well for an open concept feel with a renovated three-piece bathroom and more storage than the average person will need. The private backyard has a gazebo on a separate deck call it moms get away spot when she needs time out and still loads of grassy area for the kids and pets to roam. Beacon Hill is an amazing area in Fort McMurray self-contained with convenient store, two schools and loads of parks and trails

and for the fur babies their own dog park. Perks and more perks ATV Access down to the Hanging stone river. And only minutes from the downtown core and all other amenities. Leaving town is also a breeze as there are only a few intersections to be crossed and than down the open road.