$469,500 - 613 Beacon Hill Drive, Fort McMurray

MLS® #A2230643

$469,500

3 Bedroom, 2.00 Bathroom, 1,099 sqft
Residential on 0.16 Acres

Beacon Hill, Fort McMurray, Alberta

Located in one of the most sought-after neighbourhoods in Fort McMurray… 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 blowen 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.

Built in 1974

Essential Information

MLS® #	A2230643
Price	$469,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,099
Acres	0.16
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	613 Beacon Hill Drive
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta

| Postal Code | T9H 2P8 |

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Driveway
# of Garages	2

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2025
Days on Market	1
Zoning	R1

Listing Details

| Listing Office | ROYAL LEPAGE BENCHMARK |