

\$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

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|-------------|---------------------------|
| 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 | Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, No Smoking Home, Quartz Counters, Soaking Tub, Storage |
| Appliances | See Remarks |
| Heating | Floor Furnace, Natural Gas |
| 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

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|-------------|-----------------|
| Date Listed | June 26th, 2025 |
|-------------|-----------------|

| | |
|----------------|----|
| Days on Market | 10 |
| Zoning | R3 |

Listing Details

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

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