

# \$499,900 - 597 Beacon Hill Drive, Fort McMurray

MLS® #A2194406

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,156 sqft  
Residential on 0.16 Acres

Beacon Hill, Fort McMurray, Alberta

Welcome to 597 Beacon Hill Drive! This 4 bedrooms and 2.5 bathrooms home in Beacon Hill offers 2,100 sqft of interior living space and a DOUBLE 21' x 23' HEATED GARAGE. As you enter the main foyer you will find a bright living room with laminate floor, toward the back is the large kitchen with tile flooring, plenty of wooden cabinets and the dining room with a back door leading to the huge rear deck. Up the stairs, you will find the primary bedroom with 2-piece ensuite and large 11' x 8' walk-in-closet. Also on the upper floor is another bedroom and a 4-piece main bathroom. On the lower level is second large living room with a fireplace and access to the garage and storage room. The basement has offers one more bedroom, a laundry room, a 3-piece bathroom and a family room. The heated garage has plenty of space for storage, driveway has space for 4 extra cars and backyard has a shed for extra storage. There is also plenty of storage space under the stairs. Don't wait and call today to schedule a showing!

Built in 1975

## Essential Information

MLS® #	A2194406
Price	\$499,900
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,156
Acres	0.16
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	597 Beacon Hill Drive
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2P9

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Lighting
Lot Description	Corner Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Brick

Foundation            Poured Concrete

### **Additional Information**

Date Listed            February 14th, 2025

Days on Market      50

Zoning                 R1

### **Listing Details**

Listing Office         KIC Realty

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