



## 136 Beacon Hill Drive Fort McMurray Alberta

\$315,000

Single Family Detached Home with Modern Features and Prime Location! Welcome to this bi-level home built in 2017, offering a perfect blend of contemporary design and comfortable living. Situated across from a picturesque greenbelt with walking trails, this residence provides a serene environment while being just moments away from Beacon Hill School, Frank Lacroix Arena, and quick access to the highway and downtown. The main floor features an open and inviting layout with vaulted ceilings and engineered hardwood flooring throughout. The kitchen features a pantry and is open to the dining room. The primary bedroom opens onto a raised deck, ideal for evening sunsets or morning coffee. The spacious primary bedroom also offers a walk-in closet and the same engineered hardwood flooring, providing a perfect retreat. A full bathroom on this level includes a tub and shower combo. The fully developed lower level adds even more living space with two additional bedrooms, a convenient kitchenette, a second full bathroom with a tub and shower combo, and laundry room. This area is perfect for older children, extended family or guests. Outside, the partially fenced backyard provides privacy. The home also features a concrete driveway with space for 2 vehicles to park out front. Don't miss out on this fantastic opportunity to own a home for a low price and in an ideal location! Property sold "as is where is". (id:6769)

4pc Bathroom 4.92 Ft x 8.25 Ft

Bedroom 9.17 Ft x 11.75 Ft

Bedroom 9.08 Ft x 11.75 Ft

Other 6.00 Ft x 9.25 Ft

Recreational, Games room 12.83 Ft x 11.33 Ft

Furnace 5.33 Ft x 11.50 Ft

4pc Bathroom 5.08 Ft x 9.08 Ft

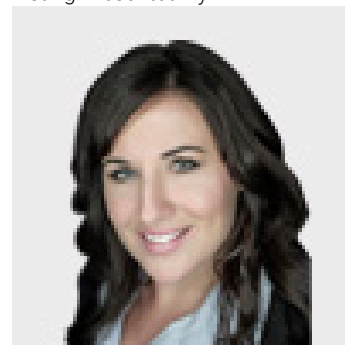
Dining room 10.33 Ft x 8.08 Ft

Kitchen 9.75 Ft x 12.00 Ft

Living room 12.50 Ft x 10.25 Ft

Primary Bedroom 14.75 Ft x 11.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

<https://linktr.ee/ateamcalgary>

**RE/MAX**

**RE/MAX Fort McMurray**

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