804 Beacon Hill Drive
Fort McMurray, Alberta

MLS # A2278013

$580,000

Division:	Beacon Hill
Type:	Residential/House
Style:	2 Storey
Size:	1,585 sq.ft.
Age:	2017 (9 yrs old)
Beds:	4
Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Heated Garage
Lot Size:	0.09 Acre
Lot Feat:	Back Yard, Corner Lot, Greenbelt, Landscaped

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A. as is where is at the time of possession, as per schedule A

This beautifully upgraded home showcases high-end finishes and exceptional craftsmanship throughout. Flooded with natural light, the main level features elegant hardwood and tile flooring, a cozy living room with a gas fireplace and wood mantel. The designer kitchen is a standout with ceiling-height kitchencraft maple cabinetry with under the counter lighting, crown trim, custom vent hood, stainless steel sink, stylish backsplash, coffee bar, and a large pantry with built-in shelving. There's a half bathroom and spacious diningroom with and the home features lighting from Park Lighting. Upstairs offers three oversized bedrooms, including a luxurious primary retreat with a custom walk-in closet and spa-inspired ensuite. The fully finished basement features a separate entrance, large bedroom, full bathroom, and sitting area. Additional highlights include a heated 21’ x 25’ garage with hot and cold water, wide hardwood staircase, convenient upper-floor laundry, and a fully fenced, landscaped backyard with brick accents and an aggregate driveway for additional parking. The back deck is partially covered for shade during the summer. This property is sold 'as is where is" no representations are made with respect to the property.