

**384 Beacon Hill Drive
Fort McMurray, Alberta**

MLS # A2227051



\$565,000

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,181 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Front Drive, Garage Door Opener, Heated Garage, Oversized, Part		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Separate Entrance, Sump Pump(s)		

Inclusions: Garage Heater, all basement furniture negotiable,

Welcome to 384 Beacon Hill Drive: A beautiful bungalow situated at the bottom of Beacon Hill, perfectly positioned across from scenic green space and offering incredible value with a five-car driveway, a heated detached garage, and a legal two-bedroom suite. Whether you're seeking an accessible one-level home with income potential or a smart investment opportunity, this property is the total package. The expansive concrete driveway provides space for five vehicles and offers plenty of room for RV, boat, or ATV storage. The detached garage is heated and secure, ideal for protecting your vehicle or outdoor gear from the elements. Directly across from the home, lush green space and nearby trails invite you to explore the outdoors right from your doorstep. Step inside to discover a bright and open floor plan with vaulted ceilings, a cozy gas fireplace in the living room, and an inviting white kitchen complete with quartz countertops, stainless steel appliances, and a central island offering extra prep and seating space. Abundant windows flood the space with natural light, creating a warm and airy atmosphere throughout. The main level features two comfortable bedrooms, a full four-piece bathroom, and convenient laundry located in the hallway. For added peace of mind, the seller will have the entire main level professionally cleaned and freshly painted prior to possession, ensuring a move-in ready experience for the new owners (2025). The lower level hosts a fully developed legal two-bedroom suite with high ceilings, a spacious layout, and a full kitchen and living area. The bedrooms are generously sized and share a well-appointed four-piece bathroom. The suite is currently revenue-generating and can be sold with tenants in place, or vacant if preferred. All lower-level furnishings can also be included for a turnkey rental setup. Additional features include central air conditioning

and a heated garage. Offering functionality, flexibility, and location all in one, this is a home you won't want to miss. Schedule your private tour today.