\$599,990 - 804 Beacon Hill Drive, Fort McMurray

MLS® #A2208449

\$599,990

4 Bedroom, 4.00 Bathroom, 1,585 sqft Residential on 0.09 Acres

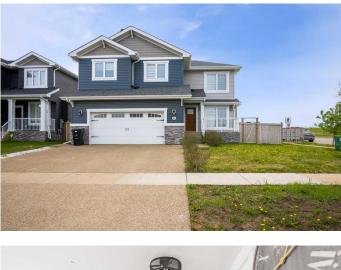
Beacon Hill, Fort McMurray, Alberta

PUBLIC OPEN HOUSE: SUNDAY, MAY 18TH 2-4PM. Welcome to this exceptional Kydan Homes masterpiece, where high-end finishes and thoughtful upgrades shine throughout. From the moment you step inside through the stunning front door, you'll experience the quality and craftsmanship that sets this home apart.

The main level is flooded with natural light from its north, west, and south-facing windows, complemented by custom window blinds. Beautiful hardwood and tile flooring flow seamlessly throughout, creating an elegant and cohesive feel. The living room is a cozy retreat, complete with a gas fireplace and wood mantel, perfect for relaxing evenings.

In the designer kitchen, you'll love the ceiling-height cabinetry with crown trim, a custom vent hood, and striking two-toned maple cabinets with white uppers and gunmetal blue lowers. The stainless steel sink, stylish backsplash, and a dedicated coffee bar add both function and charm. A spacious pantry with built-in shelving and double doors ensures ample storage.

Additional highlights on the main level include a powder room, access to the 21' x 25' heated garage (complete with hot and cold water and an exterior man door), and a striking wide hardwood staircase leading to the upper level.







Upstairs, you'll find three oversized bedrooms, each with large built-in closets. The primary suite is a luxurious retreat featuring an oversized customized walk-in closet (it even has built in drawers), a barn door leading to the spa-like ensuite with a soaking tub, double vanity, and corner shower with spray jets. The laundry room is perfectly designed with cabinets, a countertop, and a floor drain for convenience.

The fully finished basement offers a separate entrance, an extra-large bedroom with an oversized window, a full bathroom, and a spacious sitting area, plus additional storage, including a closet under the stairs. PERFECT FOR A HOME-BASED BUSINESS.

Outside, this home impresses with brick accents, an aggregate driveway, a fully fenced and landscaped backyard, and a partially covered deckâ€"perfect for enjoying summer days in comfort.

Don't miss out on this truly exceptional homeâ€"schedule your viewing today!

Built in 2017

Essential Information

| MLS® # | A2208449 |
|----------------|-------------|
| Price | \$599,990 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,585 |
| Acres | 0.09 |
| Year Built | 2017 |
| Туре | Residential |
| Sub-Type | Detached |

| Style | 2 Storey |
|--------|----------|
| Status | Active |

Community Information

| Address | 804 Beacon Hill Drive |
|-------------|-----------------------|
| Subdivision | Beacon Hill |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H 3N4 |

Amenities

| Parking Spaces | 4 |
|----------------|--|
| Parking | Double Garage Attached, Heated Garage, Aggregate |
| # of Garages | 2 |

Interior

| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
|-------------------|---|
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| Exterior Features | BBQ gas line |
|-------------------|--|
| Lot Description | Back Yard, Corner Lot, Greenbelt, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| Date Listed | April 4th, 2025 |
|----------------|-----------------|
| Days on Market | 73 |

Listing Details

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.