

\$750,000 - 493 Beacon Hill Drive, Fort McMurray

MLS® #A2202568

\$750,000

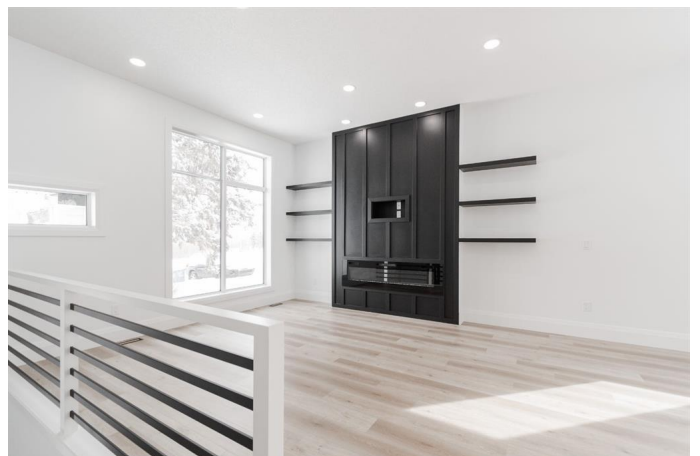
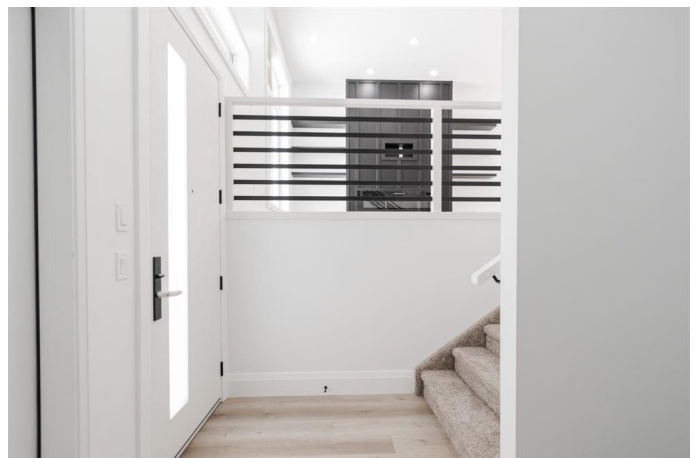
3 Bedroom, 3.00 Bathroom, 1,785 sqft
Residential on 0.15 Acres

Beacon Hill, Fort McMurray, Alberta

Welcome to Beacon Hill Drive: A stunning newly built home on a wide lot with beautiful tree lined views, this Kuta Homes is incredible just like the ones built before offering a triple car garage and a six car driveway in front, modern tasteful finishes and with a 10 Year New Home Warranty included you will love the worry free experience owning this home comes with.

Local Builder Kuta Homes have created another masterpiece, beginning with the exterior and its attractive white and black finishes, triple car garage and pendant light hanging over the front door step. Upon entering this modified bi-level the beauty continues with an open concept main living space that is light and airy with some modern flare. A black feature wall fireplace with built in shelves creates a tasteful yet warm atmosphere, and modern light fixtures hang over the dining room and island. Two toned cabinets are found in the kitchen along with a custom black hood vent that matches the fireplace and a built in microwave in the island. The pantry offers plenty of storage space and the entire living area is bathed in natural light with windows found everywhere.

Off the kitchen you'll find a two piece powder room for your guests to enjoy and then the primary suite which is a true retreat. A large walk in closet with many built in shelves provides you with endless storage while the ensuite bathroom has soaring high ceilings , pendant lights, a double floating vanity, soaker



tub and walk in shower with a bench seat, rainfall shower head and wand.

Up into the top level you'll find a landing meant for a desk or reading nook. Behind this space the second and third bedrooms are found both incredibly spacious with large closets, and a bathroom sits in-between them with a tub, shower and double vanity. Natural light is found in this space as well, even the upstairs laundry has a window bringing light into every corner of the home. The laundry room is expansive with a sink, upper cabinets and space to add more storage or a countertop if desired down the road.

The basement of the home is undeveloped but has separate entry, rough ins for in floor heat and three large windows so your floor plan options are endless. With incredible tree lined views and trails all around the home, you'll love the peace setting of this area in Beacon Hill. Schedule a private tour today.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2202568 |
| Price | \$750,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,785 |
| Acres | 0.15 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

Address 493 Beacon Hill Drive

| | |
|-------------|---------------|
| Subdivision | Beacon Hill |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H 2R7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | 220 Volt Wiring, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Parking Pad, Side By Side, Tandem, Triple Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Front Yard, Views, Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 7 |
| Zoning | R1 |

Listing Details

Listing Office The Agency North Central Alberta

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