

# \$439,900 - 537 Beacon Hill Drive, Fort McMurray

MLS® #A2197812

**\$439,900**

5 Bedroom, 2.00 Bathroom, 1,194 sqft

Residential on 0.18 Acres

Beacon Hill, Fort McMurray, Alberta

Welcome to 537 Beacon Hill Drive: Nestled in the heart of Beacon Hill, this 5-bedroom, 2-bathroom bungalow offers the perfect blend of stunning nature views, comfort, and incredible functionality. Facing the greenbelt, you can sip your morning coffee on the front balcony, taking in the peaceful surroundings. With parking for four vehicles on the driveway and a large backyard, there's room for everything. Step into the ultimate detached garage, where epoxy flooring, radiant heating, and soaring ceilings make it the perfect space for storing all your toys, a dream workshop, or the ultimate man cave. An unexpected bonus? The sunroom, accessible from the main floor bathroom, offers a unique space to relax and unwind. Inside, this home is designed for both comfort and versatility. The bright, open kitchen features stainless steel appliances, a gas stove, and abundant natural light. The main level boasts three generously sized bedrooms and a full bathroom, while the fully finished basement is complete with two additional bedrooms, and another full bathroom with the laundry. Two spacious living areas—one upstairs and one downstairs—each come with a cozy gas fireplace, making it easy to settle in for movie nights or gatherings. The basement also features a kitchenette—perfect for guests or extended family—plus a dedicated storage room to keep everything organized. With newer windows, shingles, and siding (2017), this home is move-in ready and built to last.



Central A/C keeps you cool in the summer, while the fireplaces add warmth in the winter. A home that checks every boxâ€”breathtaking views, endless storage, and incredible spaces for living and entertaining. Donâ€™t miss your chanceâ€”schedule your private tour today!

Built in 1975

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2197812    |
| Price          | \$439,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,194       |
| Acres          | 0.18        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 537 Beacon Hill Drive |
| Subdivision | Beacon Hill           |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9H 2R4               |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, Driveway, Parking Pad |
| # of Garages   | 2   |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, |

|                 |                               |
|-----------------|-------------------------------|
|                 | Washer/Dryer, Gas Stove, Oven |
| Heating         | Forced Air, Fireplace(s)      |
| Cooling         | Central Air                   |
| Fireplace       | Yes                           |
| # of Fireplaces | 2                             |
| Fireplaces      | Gas                           |
| Has Basement    | Yes                           |
| Basement        | Finished, Full, Walk-Out      |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Back Yard, See Remarks   |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 50                  |
| Zoning         | R1                  |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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