

# \$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, Gas Stove, Microwave, Oven,

	Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
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	14
Zoning	R1

### **Listing Details**

Listing Office	The Agency North Central Alberta
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