



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280 BEATON Place, Fort McMurray T9K 2B8**

MLS® #: **A2059180**

Area: **Timberlea**

Listing Date: **06/19/23**

List Price: **\$270,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 29-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1985**

Lot Information

Lot Sz Ar:

**5,671 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,282**

Low Sqft:

Ttl Sqft:

**1,282**

DOM

**335**

Layout

Beds:

**5 (2 3 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**3**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard**

**Driveway,Single Garage Detached**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Storage**

Construction:

**Brick,Concrete,Stucco,Vinyl Siding,Wood Frame**

Flooring:

**Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Range,Microwave,Refrigerator**

Int Feat:

**Granite Counters,High Ceilings**

Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`1" x 5`1"	Bedroom	Main	10`1" x 10`2"
Kitchen	Main	10`1" x 21`11"	Living Room	Main	14`5" x 15`4"
Bedroom - Primary	Main	11`0" x 13`3"	Sunroom/Solarium	Main	12`9" x 18`9"
4pc Bathroom	Basement	8`8" x 4`4"	Bedroom	Basement	12`2" x 8`3"
Bedroom	Basement	7`5" x 11`5"	Bedroom	Basement	9`3" x 12`7"
Family Room	Basement	13`10" x 14`6"	Furnace/Utility Room	Basement	8`8" x 8`5"

# Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>R1</b>
Legal Desc:	<b>8320288</b>

# Remarks

Pub Rmks:	<b>Welcome to 280 Beaton Place, an incredible opportunity to create your dream home in a sought-after neighbourhood! Nestled in a desirable location, this charming fixer-upper bi-level home presents endless possibilities and is perfect for those looking to put their personal touch on a property. With a detached garage and extra long driveway there is plenty of parking space for multiple vehicles and all your toys. The main level features the kitchen, although in need of some TLC, has granite countertops and an abundance of cabinet space. There is also a large living room with gas fireplace. On the same level, you'll find two good sizes bedrooms and a full bathroom. The basement awaits your ideas, has dual furnaces and a new hot water tank. Don't miss this opportunity to create the home you've always envisioned.</b>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>The Agency North Central Alberta</b>

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**

