



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**148 BEATON Place, Fort McMurray T9K2B3**

MLS®#: **A2110658**

Area: **Timberlea**

Listing Date: **02/26/24**

List Price: **\$330,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1985**

Lot Information

Finished Floor Area

Abv Sqft:

**1,613**

Low Sqft:

Lot Sz Ar:

**4,017 sqft**

Ttl Sqft:

**1,613**

Lot Shape:

DOM

**65**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**3**

Garage Sz:

**1**

Access:

Lot Feat:

**Back Yard,Many Trees,Private**

Park Feat:

**Off Street,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stucco**

Flooring:

**Carpet,Hardwood**

Water Source:

Fnd/Bsmt:

**Wood**

Kitchen Appl: **See Remarks**

Int Feat: **Ceiling Fan(s),Chandelier,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`10" x 12`4"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`0" x 11`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 10`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`2" x 17`5"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>11`4" x 6`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`10" x 4`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 13`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`1" x 8`8"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`9" x 9`8"</b>

3pc Bathroom Game Room	Basement Basement	8`4" x 6`0" 23`8" x 21`4"	Bedroom Furnace/Utility Room Legal/Tax/Financial	Basement Basement	11`9" x 10`8" 11`1" x 11`8"
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Title: <b>Fee Simple</b>		Zoning: <b>R2</b>	
Legal Desc:	<b>8320288</b>		Remarks

Pub Rmks:	<b>Welcome to 148 Beaton Place — This spacious 2-storey home in Timberlea offers practical living with a welcoming layout. Enter to find a 2-piece bath and direct access to the garage. On the right side, a generous living room awaits. Adjacent to the living room is a good-sized formal dining room. The kitchen is equipped with both upper and lower cabinets. At the back of the house you'll discover a cozy family room featuring hardwood floors and direct access to the expansive backyard. The upper level of the home boasts 3 bedrooms including a primary bedroom with a walk-in closet and its own 3-pc en-suite bathroom, complete with a walk-in shower and a sliding door with hidden floating shelves. A well-appointed 4-pc bath with a large soaker tub serves the other bedrooms. The basement offers additional living space with a versatile rec room. Completing the basement are a convenient 3-piece bathroom with a charming clawfoot tub, a 4th bedroom with a large closet, a storage room, and a dedicated laundry area. With its spacious layout, convenient garage, and sizable backyard, it provides an abundant space for indoor and outdoor activities. Schedule a private tour today and envision the possibilities that await you in this wonderful home!</b>
Inclusions: Property Listed By:	<b>Sold as is where is on possession ROYAL LEPAGE BENCHMARK</b>

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















