



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**116 BEACONWOOD Place, Fort McMurray T9H 2S7**

MLS® #: **A2119749**

Area: **Beacon Hill**

Listing Date: **04/05/24**

List Price: **\$545,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1980**

Lot Information

Lot Sz Ar:

**6,600 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,846**

Low Sqft:

Ttl Sqft:

**1,846**

DOM

**41**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard**

**Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Parking Pad,Paved,RV Access/Parking,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Hardwood,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
Int Feat: **Built-in Features,Kitchen Island,Open Floorplan,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`3" x 7`7"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`10" x 16`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 9`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`3" x 8`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 8`8"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`1" x 8`0"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>12`2" x 5`1"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 10`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>12`0" x 5`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 17`11"</b>
<b>6pc Ensuite bath</b>	<b>Second</b>	<b>6`6" x 8`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 11`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 13`3"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`3" x 6`4"</b>

Bedroom  
Game Room  
Furnace/Utility Room

Basement  
Basement  
Basement

10`11" x 9`10"  
16`3" x 21`5"  
8`7" x 11`0"

Den  
Storage

Basement  
Basement

11`4" x 12`7"  
9`1" x 6`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**  
  
**3383TR**

Remarks

Pub Rmks:

**Welcome to 116 Beaconwood Place, a charming home nestled in the heart of Beacon Hill that expands across 1,846 sq/ft of living space on a spacious lot with recent updates throughout. With an attached 22x20 garage and a long driveway, there's also ample storage and parking for all your outdoor gear, perfectly complementing Beacon Hill's outdoor lifestyle. As you step inside, you're greeted by an open main floor adorned with neutral modern finishes and large windows that bathe the space in natural light. The kitchen features plenty of cupboard and counter space, centred around a large island—a perfect hub for culinary creativity. The adjoining dining room offers space for entertaining, while the cozy back family room, complete with a wood-burning fireplace, overlooks the backyard, ideal for relaxation. Venturing upstairs, you'll find three generously sized bedrooms, including a primary suite with a large walk-in closet and ensuite bathroom. An upstairs laundry room adds convenience, while the updated 4-piece bathroom caters to everyday needs. The lower level of the home is fully developed, offering additional living space with a recreation area and den, along with another three-piece bathroom. With its blend of character, modern updates, and spacious layout, 116 Beaconwood offers a welcoming retreat in the heart of Beacon Hill. Schedule your tour today and experience the charm of this lovely home firsthand.**

Inclusions:  
Property Listed By:

**N/A**  
**The Agency North Central Alberta**

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















