



THE
A-TEAM

**RE/MAX
FIRST**

112 BEACONSFIELD , Fort McMurray T9H 2S4

MLS® #: **A2125668**

Area: **Beacon Hill**

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

List Price: **\$439,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1976

Lot Information

Lot Sz Ar:

7,260 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,270

Low Sqft:

Ttl Sqft:

1,270

DOM

24

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Level

Double Garage Detached,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

See Remarks

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-----------------------------|--------------|-----------------------|
| 2pc Bathroom | Main | 4`10" x 8`9" |
| Bedroom | Main | 10`8" x 9`0" |
| Bedroom - Primary | Main | 14`3" x 12`4" |
| Kitchen | Main | 9`3" x 9`3" |
| 3pc Bathroom | Lower | 5`8" x 8`9" |
| Game Room | Lower | 22`0" x 31`9" |
| Furnace/Utility Room | Lower | 10`1" x 14`10" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|----------------------|
| 4pc Bathroom | Main | 5`4" x 8`9" |
| Bedroom | Main | 10`8" x 12`2" |
| Dining Room | Main | 10`6" x 18`0" |
| Living Room | Main | 13`1" x 20`0" |
| Other | Lower | 12`6" x 11`2" |
| Bedroom | Lower | 13`9" x 15`2" |

Title:

Fee Simple

Zoning:

R1

Legal Desc:

3382TR

Remarks

Pub Rmks:

Welcome to Beacon Hill, this highly desired area offers quiet streets, large lots, and great community spirit. This home is great inside and out, TWO GARAGES, yes you heard me two garages, 23x23 as well as 13 X 21, and a large lot, with a large covered deck for a great spot to entertain or relax. Inside the home, you will find a spacious 4-bed, 2.5-bath home that boasts fresh paint & hardwood floors upstairs. The living room is flooded with natural light from big, bright windows. Downstairs is a large rec room with a bar area. Conveniently located near schools, a dog park, and the Frank Lacroix arena, this area is a true hidden gem! Don't miss your chance to view this amazing property, call and book your viewing today!

Inclusions:

dishwasher in basement, fridge in basement

Property Listed By:

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





