



THE
A-TEAM

**RE/MAX
FIRST**

237 BEATON Place, Fort McMurray T9K 2B1

MLS®#: **A2157711**

Area: **Timberlea**

Listing Date: **08/19/24**

List Price: **\$539,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1987**
Lot Information
Lot Sz Ar: **12,230 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,444**
Low Sqft:
Ttl Sqft: **1,444**

DOM

30
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **2 Storey Split**

Parking

Ttl Park: **8**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Level,Pie Shaped Lot,See Remarks**
Park Feat: **220 Volt Wiring,Double Garage Attached,Driveway,Heated Garage,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Mixed**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	10`10" x 12`0"
Breakfast Nook	Second	7`8" x 13`10"
Kitchen	Second	8`4" x 11`10"
Bedroom - Primary	Second	14`5" x 14`8"

Room	Level	Dimensions
3pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	9`11" x 11`11"
Dining Room	Second	16`0" x 95`5"
Living Room	Second	15`11" x 19`3"
3pc Bathroom	Basement	0`0" x 0`0"

Nook
Bedroom
Game Room

Basement
Basement
Basement

9`1" x 5`0"
12`10" x 12`4"
17`10" x 22`9"

Bedroom
Laundry
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement
Basement

13`10" x 16`7"
8`0" x 5`2"
8`0" x 5`9"

Title:
Fee Simple
Legal Desc:

8320288

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 237 Beaton Place, a unique property offering an excellent opportunity for a family or business or a family with a business, with a HUGE YARD & SEPARATE ENTRANCE. As you enter this home you are greeted with a designated entrance with coat closet, and a spacious family room with large front windows allowing a ton of natural light to enter. Heading up to the second level you will find a FORMAL DINING room that overlooks the front family room, perfect for large family gatherings. The kitchen sits beyond the dining room and offers a breakfast nook with access to the deck and the kitchen with stainless appliances and fresh flooring. Down the hall on this level is an full main bathroom, three bedrooms including spacious primary with full ensuite. The basement level hosts laundry, large rec room with wet bar & PELLET STOVE & BRAND NEW FLOORING, full bathroom plus 2 large bedrooms. One of these bedrooms has direct access outside and has been utilized as an office for a contracting company the past few years. This home sits on over 12,000sqft with lots of room for RV PARKING and storing equipment and still plenty of room for a family to enjoy a large backyard. This pie-shaped lot is tucked into a quiet cul-de-sac in the BELOVED B STREETS & backs onto the path along confederation drive. This property offers a unique opportunity, call to schedule your private viewing today.

Inclusions:
Property Listed By:

FRIDGE, STOVE, DISHWASHER
EXP REALTY

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