



THE
A-TEAM

**RE/MAX
FIRST**

280 BEATON Place, Fort McMurray T9K 2B8

MLS® #: **A2163540**

Area: **Timberlea**

Listing Date: **09/06/24**

List Price: **\$260,000**

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**

Finished Floor Area
Abv Sqft: **1,282**
Low Sqft:
Ttl Sqft: **1,282**

Lot Information

Lot Sz Ar: **5,671 sqft**
Lot Shape:

DOM

12
Layout
Beds: **5 (2 3)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Standard Shaped Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Other**
Sewer:
Ext Feat: **Storage**

Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Sunroom/Solarium	Main	12`9" x 18`9"
4pc Bathroom	Main	10`1" x 5`1"
Bedroom - Primary	Main	11`0" x 13`3"
Family Room	Basement	13`10" x 14`6"
Bedroom	Basement	7`5" x 11`5"

Room	Level	Dimensions
Kitchen	Main	10`1" x 21`11"
Bedroom	Main	10`1" x 10`2"
Living Room	Main	14`5" x 15`4"
Furnace/Utility Room	Basement	8`8" x 8`5"
4pc Bathroom	Basement	8`8" x 4`4"

Bedroom	Basement	9`3" x 12`7"	Bedroom	Basement	12`2" x 8`3"
			Legal/Tax/Financial		

Title:		Zoning:			
Fee Simple		R1			
Legal Desc:	8320288			Remarks	

Pub Rmks:	Welcome to 280 Beaton Place: An exceptional chance to craft your ideal home in a highly desirable neighbourhood! This charming bi-level fixer-upper offers limitless potential for those eager to personalize their space. Conveniently situated, the property includes a detached garage and an extra-long driveway, providing ample parking for multiple vehicles and recreational equipment. On the main level, you'll find a kitchen that, boasts granite countertops and plenty of cabinet space. The spacious living room features a cozy gas fireplace with a brick surround. Additionally, there are two bedrooms and a full bathroom on this level. The basement is a blank canvas ready for your creative touch and includes dual furnaces and a newer hot water tank. Don't miss out on the chance to transform this property into the home you've always dreamed of!
Inclusions:	N/A
Property Listed By:	The Agency North Central Alberta

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