



THE
A-TEAM

**RE/MAX
FIRST**

136 BEACONSFIELD Road, Fort McMurray T9H2A4

MLS®#: **A2168305**

Area: **Beacon Hill**

Listing Date: **10/08/24**

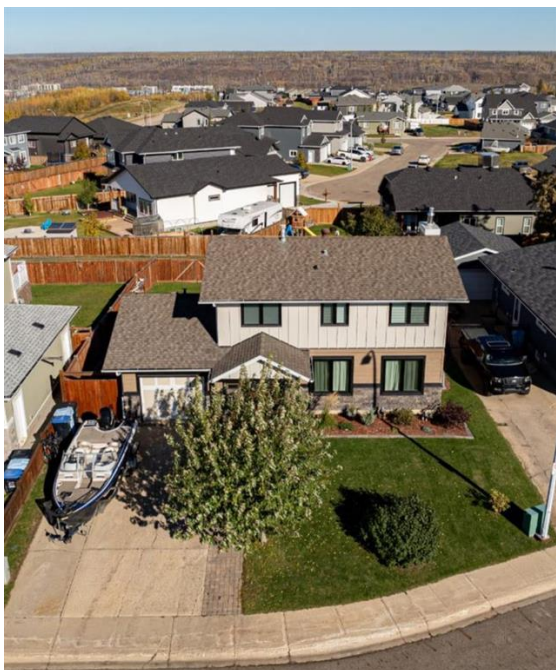
List Price: **\$529,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$20k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1974**
Lot Information
Lot Sz Ar: **6,488 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,679**
Low Sqft:
Ttl Sqft: **1,679**

DOM

44
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Landscaped,Street Lighting**
Park Feat: **Concrete Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Cement Fiber Board,Stone**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`11" x 9`0"	Dining Room	Main	11`2" x 19`0"
Kitchen	Main	13`11" x 9`1"	Living Room	Main	12`0" x 18`0"
2pc Bathroom	Main	4`9" x 5`0"	Mud Room	Main	12`1" x 10`10"
Bedroom - Primary	Upper	12`0" x 17`10"	4pc Ensuite bath	Upper	12`0" x 12`2"
Bedroom	Upper	9`8" x 12`6"	Bedroom	Upper	8`7" x 13`0"
4pc Bathroom	Upper	7`2" x 4`11"	Family Room	Lower	11`5" x 26`0"
Other	Lower	2`10" x 11`3"	Den	Lower	11`6" x 14`9"
3pc Bathroom	Lower	7`11" x 7`7"	Laundry	Lower	6`6" x 6`4"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
 Legal Desc: **3382TR**

Remarks

Pub Rmks: **Welcome to 136 Beaconsfield Road, a meticulously renovated home offering over 1650+ sq.ft. of luxurious living space. This immaculate property has undergone a complete transformation, inside and out, with no detail overlooked. Hello Curb Appeal! The exterior of this home boasts premium finishes, including Hardie plank and panel composite siding, complemented by stone accents. Updated shingles, sleek black windows, and a charming front porch with double doors add to its modern curb appeal. Step into the beautifully landscaped yard, horticulturist will love the variety of crabapple trees, + a variety of juniper trees, chokecherry, & Lilac; along with a 750 sq.ft. Barkman patio featuring a retaining wall, pillar, and fire pit—ideal for outdoor entertaining + a 2 tiered deck complete with black aluminum railing. Potential to build a second garage in the back! The interior of the home is equally impressive. A large walk-in closet offers plenty of storage, while luxury vinyl plank flooring runs throughout the space. The front dining room provides a bright and spacious setting, while the rear living room showcases custom built-in shelving around a natural gas fireplace, finished in brick perfect for cozy evenings. The gourmet kitchen is a chef’s dream, complete with granite countertops, custom Cherrywood cabinetry, black stainless steel appliances, which includes a natural gas stove, & under-mount lighting. Eat-up island offers extra prep space! There is also a rear mudroom offering storage solutions + a renovated 2 pc bathroom + access to your heated 21 x 13 garage. Upstairs, you’ll find 3 spacious bedrooms. The primary bedroom features dual closets and a stunning 4-piece ensuite bathroom with a large soaker tub, standalone shower, floating cabinetry with a vessel sink, and a dedicated make-up vanity bathed in natural light. Two additional well-sized bedrooms are located at the back of the house, along with a secondary 4-piece bathroom. The finished basement is an entertainer’s dream, with a large family room, natural gas stove, and a sizable wet bar with a full size fridge. There’s also a den, perfect for a home office or toy room, with the option to convert it into a 4th bedroom. The basement also features a laundry area and a fully renovated 4th bathroom + storage room! New Air Conditioner installed in 2022. All of this is situated on a 6,488 sq.ft. lot. This home truly has it all—luxury finishes, spacious living areas, and stunning outdoor spaces. Don’t miss the opportunity to make 136 Beaconsfield Road your new address!**

Inclusions: **Window Coverings, Fridge, Natural Gas Stove, hood fan, Built-in Microwave, Dishwasher, Washer, Dryer, Tv Mounting brackets (upstairs Living room, Basement family room). Garage overhead opener + remove, Garage heater, Air Conditioner.**

Property Listed By: **COLDWELL BANKER UNITED**

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



