



THE
A-TEAM

**RE/MAX
FIRST**

148 BEACONSFIELD Road, Fort McMurray T9H 2S4

MLS®#: **A2171237**

Area: **Beacon Hill**

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

List Price: **\$1,075,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2017**
Lot Information
Lot Sz Ar: **6,744 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,881**
Low Sqft:
Ttl Sqft: **2,881**

DOM

18
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Standard Shaped Lot,Street Lighting,See Remarks**
Park Feat: **Drive Through,Garage Door Opener,Garage Faces Front,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,In Floor,Fireplace(s)**
Sewer: **Public Sewer**
Ext Feat: **Barbecue,BBQ gas line,Built-in Barbecue,Lighting,Other,Outdoor Grill,Private Entrance,Private Yard**

Construction: **Mixed,See Remarks,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Marble**
Water Source: **Public**
Fnd/Bsmt: **Other,Poured Concrete,See Remarks**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Refrigerator,See Remarks,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,See Remarks,Soaking Tub,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 6`8"	Dining Room	Main	11`1" x 10`11"
Family Room	Main	15`0" x 16`1"	Foyer	Main	17`0" x 13`10"
Kitchen	Main	16`8" x 22`5"	Living Room	Main	14`11" x 10`11"
4pc Bathroom	Second	5`3" x 8`10"	6pc Ensuite bath	Second	15`0" x 16`4"

Bedroom Second 13`1" x 11`0"
Laundry Second 9`11" x 11`10"
Bedroom - Primary Second 15`2" x 22`7"
4pc Bathroom Basement 10`8" x 5`10"
Bedroom Basement 11`9" x 11`8"
Storage Basement 7`8" x 11`0"

Bedroom Second 10`10" x 12`11"
Bonus Room Second 10`10" x 13`11"
Walk-In Closet Second 9`11" x 14`9"
Other Basement 9`7" x 12`7"
Game Room Basement 14`7" x 24`11"
Furnace/Utility Room Basement 14`8" x 7`10"

Legal/Tax/Financial

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

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to 148 Beaconsfield Road - a truly exceptional residence that defines luxury living in the heart of Beaconhill! With over 4,079 sq ft of meticulously designed space, this architectural masterpiece offers the ultimate in comfort, convenience, and elegance, while being perfectly situated close to schools, walking trails, and the popular Frank Lacroix Arena. As you step into the heated marble entrance, you'll instantly feel the warm embrace of quality craftsmanship from the 10 ft. ceilings to the 8 ft solid core doors. The main floor boasts a kitchen that is a culinary haven for the passionate home chef, featuring custom cabinetry built by an award winning cabinetmaker on site, quartz countertops, 6-burner gas stovetop, & an oversized island complete with built in steamer, wine fridge, prep sink & endless drawers & cabinets. With built-in spice pulls & hideaway cabinet, & elegant LED lighting that highlights the luxurious finishes & high-end appliances, making cooking a delight. The dining and living spaces are bathed in natural light thanks to oversized triple glazed windows, adding to the grandeur of the space. The primary bedroom is a serene retreat, with custom coffee bar & private covered balcony (northern light & firework views). The spa-like ensuite features a his & hers steam shower w/ Bluetooth, a waterfall soaker tub with TV mounted on the wall, & heated marble floors, creating the ultimate relaxation experience. The massive custom walk in closet is larger than most bedrooms; with incredible adjoining laundry room. Additional bedrooms offer built-in desks, window seats, and custom closets, providing the perfect balance of function and beauty. Every bathroom in the home features top-tier fixtures, including an extra-deep tub in the upstairs and basement baths, as well as sensor-activated toilets on the main floor. The fully finished basement is designed for entertainment and comfort, featuring in-floor heating, a custom wet bar, and ample storage, along with oversized windows that fill the space with light. Whether it's for a movie night or hosting guests, the versatility of this space is unmatched. No detail has been overlooked in the triple drive-thru garage, with 14' ceilings, floor drains, a car lift, built in cabinetry, & even water lines for a pressure washer. Heated floors and multiple oversized 9' and 10' doors provide easy access and maximum functionality. Outdoor living is taken to new heights with a custom wood-burning fireplace sourced from Montana stone, a built-in BBQ with fridge, and a hot tub - perfect for unwinding after a long day. The triple parking exposed aggregate driveway is as practical as it is stunning. It's loaded with high-end features; Hardie board siding, Sonos speakers throughout, dual-zoned AC, custom staircase, Acai hand-scraped walnut hardwood floors, 2-200 Amp panels, 220k BTU Boiler, & Superior Walls Foundation System. Don't miss your chance to own a one-of-a-kind masterpiece. Contact us today for a private tour.**

Inclusions: **Fridge, Gas Stove top, built in oven, Dishwasher, Washer, Dryer, Microwave, steamer, wine fridge in kitchen, garage door opener and controls, Central Air Conditioner, hoist and cabinets in garage, all hunter douglas blinds & window coverings, TV mounts, fridge in basement bar, built in BBQ outside, Hot tub, built-in ironing board, wine fridge in the primary, garbage cans in the kitchen cabinet, Central vac & attachments, built, Sonos speakers and control, security camera system**

Property Listed By: **COLDWELL BANKER UNITED**

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











