



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**281 BEATON Place, Fort McMurray T9K2B9**

MLS®#: **A2179175**

Area: **Timberlea**

Listing Date: **11/15/24**

List Price: **\$389,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1985**  
Lot Information  
Lot Sz Ar: **6,111 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,530**  
Low Sqft:  
Ttl Sqft: **1,530**

DOM

**48**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard, Landscaped**  
Park Feat: **Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street, Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Asphalt, Vinyl Siding**  
Flooring: **Carpet, Linoleum, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Wood**

Kitchen Appl: **Electric Stove, Range Hood, Refrigerator, Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	7`11" x 7`7"
Bedroom	Main	10`0" x 8`0"
Dining Room	Main	15`6" x 8`11"
Living Room	Main	15`3" x 13`9"
Bedroom	Basement	18`5" x 11`0"
Family Room	Basement	16`3" x 16`3"

Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 7`2"
Bedroom	Main	10`1" x 8`6"
Kitchen	Main	15`1" x 11`5"
Bedroom - Primary	Main	15`2" x 15`1"
Bedroom	Basement	15`6" x 14`4"
Game Room	Basement	18`1" x 14`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8320288**

Zoning:  
**R1**

Remarks

Pub Rmks: **281 Beaton Place is located in the heart of Timberlea in the desirable neighbourhood we locals call the B's. With an oversized dbl garage, concrete driveway, NEW SHINGLES (2024), close proximity to schools and a fully fenced yard, this home is ideal for the growing family or someone looking for ample parking and space to call the garage a shop! This home has five large bedrooms, two full bathrooms, a basement that would be the perfect space for a game room or home theatre room, and gives you room to spare, as well as a 736 sqft garage! The main floor features an inviting layout with ample living space, bay windows, formal dining space, and access to the large covered deck and backyard. Other fantastic features of this home are the wood-burning fireplace in the family room, hot tub and central vac w/ attachment. Located close to schools, public and site transportation and parks, this home is ready for you.**

Inclusions: **Fridge, stove, hood fan, hot tub, washer and dryer (as is), central vac w/ attachment, garage door remote**

Property Listed By: **RE/MAX FORT MCMURRAY**

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







