



THE
A-TEAM

**RE/MAX
FIRST**

116 BEACONWOOD Place, Fort McMurray T9H 2S7

MLS®#: **A2182406** Area: **Beacon Hill** Listing Date: **12/09/24** List Price: **\$469,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **1980** Abv Sqft: **1,846**
 Lot Information
 Lot Sz Ar: **6,600 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,846**

DOM

24
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard**
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Parking Pad,Paved,RV Access/Parking,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Hardwood,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
 Int Feat: **Built-in Features,Kitchen Island,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`3" x 7`7"	Dining Room	Main	12`10" x 10`7"
Family Room	Main	12`10" x 16`2"	Foyer	Main	12`0" x 5`5"
Kitchen	Main	13`11" x 9`9"	Living Room	Main	12`0" x 17`11"
4pc Bathroom	Second	7`3" x 8`1"	6pc Ensuite bath	Second	6`6" x 8`4"
Bedroom	Second	9`5" x 8`8"	Bedroom	Second	9`6" x 11`10"
Laundry	Second	5`1" x 8`0"	Bedroom - Primary	Second	13`11" x 13`3"
Walk-In Closet	Second	12`2" x 5`1"	3pc Bathroom	Basement	7`3" x 6`4"

Bedroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

10`11" x 9`10"
16`3" x 21`5"
8`7" x 11`0"

Den
Storage

Basement
Basement

11`4" x 12`7"
9`1" x 6`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3383TR

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 116 Beaconwood Place, a charming home nestled in the heart of Beacon Hill that expands across 1,846 sq/ft of living space on a spacious lot with recent updates throughout. With an attached 22x20 garage and a long driveway, there's also ample storage and parking for all your outdoor gear, perfectly complementing Beacon Hill's outdoor lifestyle. As you step inside, you're greeted by an open main floor adorned with neutral modern finishes and large windows that bathe the space in natural light. The kitchen features plenty of cupboard and counter space, centred around a large island—a perfect hub for culinary creativity. The adjoining dining room offers space for entertaining, while the cozy back family room, complete with a wood-burning fireplace, overlooks the backyard, ideal for relaxation. Venturing upstairs, you'll find three generously sized bedrooms, including a primary suite with a large walk-in closet and ensuite bathroom. An upstairs laundry room adds convenience, while the updated 4-piece bathroom caters to everyday needs. The lower level of the home is fully developed, offering additional living space with a recreation area and den, along with another three-piece bathroom. With its blend of character, modern updates, and spacious layout, 116 Beaconwood offers a welcoming retreat in the heart of Beacon Hill. Schedule your tour today and experience the charm of this lovely home firsthand.

Inclusions:
Property Listed By:

N/A
The Agency North Central Alberta

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









