



THE
A-TEAM

**RE/MAX
FIRST**

124 BEACONVIEW Place, Fort McMurray T9H2S6

MLS®#: **A2185704** Area: **Beacon Hill** Listing Date: **01/10/25** List Price: **\$750,000**
 Status: **Pending** 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: **2018** Abv Sqft: **2,561**
Lot Information Low Sqft:
 Lot Sz Ar: **11,449 sqft** Ttl Sqft: **2,561**
 Lot Shape:

DOM

5
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Landscaped,Pie Shaped Lot**
 Park Feat: **Concrete Driveway,Heated Garage,Parking Pad,RV Access/Parking,Triple Garage Attached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`1" x 16`6"	Dining Room	Main	12`0" x 7`0"
Living Room	Main	20`11" x 16`7"	Den	Main	10`9" x 11`11"
2pc Bathroom	Main	7`8" x 2`7"	Laundry	Main	9`5" x 5`5"
Bedroom - Primary	Upper	20`3" x 23`10"	5pc Ensuite bath	Upper	15`9" x 15`1"
Walk-In Closet	Upper	5`4" x 11`5"	Bedroom	Upper	13`4" x 9`11"
Bedroom	Upper	10`4" x 12`1"	Bedroom	Upper	10`7" x 12`1"
4pc Bathroom	Upper	9`11" x 5`3"	Living Room	Lower	10`7" x 16`10"

Kitchen
Bedroom
4pc Bathroom

Lower
Lower
Lower

15`1" x 6`0"
8`8" x 9`9"
12`8" x 5`6"

Laundry
Bedroom
Breakfast Nook

Lower
Lower
Lower

10`7" x 5`11"
9`11" x 9`8"
4`5" x 6`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3382TR

Zoning:
R1

Remarks

Pub Rmks:

Perfectly situated on an expansive 11,449 sq. ft. lot in a quiet cul-de-sac; welcome to 124 Beaconview Place. 4 BEDROOMS UP + MINE FLOOR DEN/OFFICE + TRIPLE CAR GARAGE! Vaulted ceilings greet you as you walk into the front entryway. The main floor offers open concept living & engineered hardwood flooring, the modern kitchen is equipped with stainless steel appliances including a natural gas stove, a large eat-up island, ample counter space, and a walk-in pantry. Adjacent to the kitchen is a bright dining area with access to the back deck, complete with a natural gas hookup for your BBQ, large deck featuring a gazebo, + a heated 18ft. semi-ground pool! The fully fenced oversized yard offers evening sun. Additionally, storage for those toys you had a 10 x 20 shed! Back inside you have a versatile main floor, the living room can accommodate any size family & features a gas fireplace, a main floor office/den, a 2-piece powder room, and a laundry room with direct entry to the heated triple-car garage. The garage features in-floor heat & storage! Upstairs, you'll find 4 spacious bedrooms! The primary suite is sure to please any buyer featuring its own living space, + a 5-piece ensuite with a jetted soaker tub, large private walk-in shower, dual vanity, + separated water closet. + a walk-in closet with a custom organizer, accessible through the ensuite. A shared 4-piece bathroom with a tub/shower combo serves the additional bedrooms. The basement is a fully self-contained legal suite featuring 2 bedrooms, 1 4pc bathroom, full kitchen & living, + separate laundry room. Ample parking for all + room for an RV or boat! Call to set up your tour today!

Inclusions:

Window coverings, Refrigerator, Gas stove, OTR Microwave, Dishwasher, Washer & Dryer + pedestals, TV mtg bracket in the living room & primary. Basement: Refrigerator, Stove, OTR Microwave, Dishwasher, Washer, Dryer. Air conditioner, overhead garage door opener x 2, plastic shed, + large brown shed, pool, Gazebo, Permanent exterior lights.

Property Listed By:

COLDWELL BANKER UNITED

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









