

125 Beaconwood Place
Fort McMurray, Alberta

MLS # A2259861

\$374,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,274 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: As is, Where is at time of possession

Can't ignore the attached double garage and the 24 x 16 shed out back! Welcome to Beaconwood Place—an excellent example of Beacon Hill living in a quiet, family-friendly location. This bright and inviting home has been extensively upgraded, offering a layout that is both functional and stylish. The main floor boasts an open-concept design with a sun-filled living room, dining area, and a modern kitchen highlighted by large windows that flood the space with natural light. Upstairs you'll find three comfortable bedrooms, including a primary suite complete with a convenient 2-piece ensuite. This home is easy to maintain with carpet only on the stairs to the basement. The lower level is surprisingly bright and spacious, featuring a fourth bedroom, den, 3-piece bathroom, laundry, and direct access to the attached garage—perfect for year-round convenience. Car enthusiasts and hobbyists will love the attached garage/ Large detached shed setup; allowing them adequate space they'll need for any hobby they wish support. Call for your personal viewing.