160 Beaton Place
Fort McMurray, Alberta

MLS # A2261646

$449,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,486 sq.ft.	**Age:**	1985 (40 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings, garage heater, garage door opener, central ac

Welcome to 160 Beaton Place – the perfect family home in a prime location! This well-kept home offers everything your growing family needs. The spacious kitchen with an island and plenty of counter space makes meal prep easy, while the open-concept living and dining area with a cozy wood-burning fireplace sets the scene for family nights in. Convenient main floor laundry adds to the everyday ease. Upstairs, you’ll find a huge primary bedroom with dual closets and a private ensuite, plus two more generously sized bedrooms and a full bath—perfect for kids. Easy to maintain laminate flooring runs throughout the main and upper levels. The fully developed concrete basement gives you even more space with a large family room, 2 additional bedrooms, and a bathroom. Parents will love the attached heated garage with high ceilings, while the kids (and pets!) will love the fully fenced backyard. The extra-long 37’ driveway means plenty of parking for visitors, bikes, and family vehicles. All this, just steps from two schools, grocery stores, and restaurants—making busy family life so much easier. If you’re looking for a starter home that checks all the boxes for family living, 160 Beaton Place is the one!