



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**136 Beardsley Crescent
Fort McMurray, Alberta**

MLS # A2239510



\$524,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,538 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Garage F		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Private, Street Lighting		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: T.V Wall mount

BUILT in 2017, Beautiful five bedroom modular home on a large lot in Beacon Hill. This move-in ready modular built in 2017 & boasting 1538 sq. ft.; on the main level, has been thoughtfully designed with space, light, and functionality in mind, in floor heating in the basement and hot water on demand throughout. This beautiful modular is located in a desired area of Beacon Hill on a 7800+ square foot lot. With an oversize extra large paved driveway leading to a double detached heated garage, a mechanic or welder's dream, there is also room for RV parking. Upon entering the home you are greeted with vaulted ceilings & an open concept layout, beautiful laminate flooring, the spacious kitchen boasts a centre island w/ breakfast bar seating, a walk-through pantry and loads of cabinets with crown moulding and soft close cabinets and lots of counter space. All kitchen appliances stay. The sunny dinette offers a spacious dining area open to a bright living room with vaulted ceilings, lots of large windows and a cozy gas fireplace. Convenient main floor laundry room with half bathroom, tile flooring and extra storage. Spacious front entrance with large closet & access to the walk-through pantry for conveniently putting away your groceries. There are three bedrooms on the main level, including a spacious primary suite with walk-in closet and a full en suite with soaker tub and stand-up shower. On the main level you will also find an additional four-piece bathroom with tile flooring. And two more bedrooms with the beautiful laminate flooring & closet organizers. The fully developed basement boasts in-floor heating, you will find an expansive family room with the same beautiful laminate flooring, a fantastic bar area with ample built-in, cabinetry and counter space. There are two more bedrooms, another full bathroom and a dedicated storage space.

This is truly a well thought out home. The double detach heated garage features in floor heating and forced Air heat , 11 foot ceilings and 8' x 16' door. There's still plenty of room to enjoy the outdoors on this oversize lot. There is also storage in behind the garage and there is a shed. The extra large, oversized paved driveway allows for RV parking and Still loads of parking This beautiful modular is a must to see come and have a look and make this your new home. Call today for your private Showing.