



GRASSROOTS
REALTY GROUP

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**120 Beaconview Place
Fort McMurray, Alberta**

MLS # A2243635



\$889,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,560 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot, See Remarks, Street Lig		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Fridge, stove, microwave, washer, dryer, in-floor heat in garage, in-floor heat in basement, garage door opener, plus remote, title insurance, 10 year new home warranty provided through Alberta new home warranty program (guidelines, details, and coverage limits specified within Alberta new home warranty program)

120 Beaconview Place- This Absolutely Gorgeous New Construction Home is sure to impress- Built by Prestigious Alves Developments situated in a quite Cul-de-sac on a massive pie shaped lot. Your home offers loads of parking with the extended concrete driveway leading to the attached TRIPLE CAR GARAGE with IN-FLOOR HEAT. Inside your home you will find a large foyer heading into your open concept floor plan Featuring an abundance of natural lighting and vaulted ceilings. Your living room is oversized with large windows, Luxury vinyl plank flooring and open to a kitchen only dreams are made of. Your kitchen offers lots of countertop and countertop space. Finishings are beyond luxurious; quartz countertops and a massive pantry with built in shelving; The oversized island area allows extra entertaining room; extra storage looking into your large dining space. The dinette area gives direct access to your back deck with low maintenance railings and your massive back yard with full ALLEY ACCESS. Your main floor is also equipped with a large primary bedroom, absolutely stunning, five piece, en suite and oversized walking closet with built-in shelving. The basement is fully developed, and boasts in-floor heating featuring larger windows, and high ceilings, the floor plan could not be better. Giving you a massive recreation/gaming room, two oversize bedrooms and a full four piece bathroom, as well as added storage with linen space. This home is an absolute stunner. Call today for your private viewing.