



**GRASSROOTS**  
REALTY GROUP

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

**125 Beaconwood Place  
Fort McMurray, Alberta**

**MLS # A2259861**



**\$374,900**

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

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