



GRASSROOTS
REALTY GROUP

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**144 Beaconwood Place
Fort McMurray, Alberta**

MLS # A2262164



\$524,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,231 sq.ft.	Age:	1990 (35 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Welcome to this spacious 6-bedroom home tucked away in the highly sought-after community of Beacon Hill! Offering 1,231 sq. ft. of living space on the main level, this property is designed for families of all sizes or those looking for extra room and flexibility. The upper floor features 3 comfortable bedrooms, while the lower level provides an additional 3 bedrooms along with a non-legal basement suite — an ideal setup for in-laws, extended family, or guests who appreciate having their own private space. One of the true highlights of this property is the impressive 25.5 x 23.5 ft. detached garage, complete with a large driveway that provides ample parking for vehicles, RVs, or recreational toys. The fully fenced yard offers both privacy and peace of mind, while the rear deck is the perfect spot to enjoy morning coffee, host a BBQ, or simply unwind at the end of the day. Set on a quiet street in Beacon Hill, this home combines functionality with comfort and the convenience of a great location. You’ll love being part of a welcoming neighborhood that’s close to schools, parks, trails, and all the amenities Fort McMurray has to offer. Whether you’re looking for a family home with room to grow or an investment opportunity with suite potential, this property checks all the boxes.