



GRASSROOTS
REALTY GROUP

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121 Beaconwood Place
Fort McMurray, Alberta

MLS # A2270008



\$419,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,445 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer A/C unit, bbq, all window coverings, Basement: Fridge, Stove, Dishwasher, Microwave, All window coverings,

NEARLY 7400 SQ/FT LOT! LEGAL SUITE! Welcome to this beautifully maintained home in Fort McMurray, offering comfort, functionality, and versatility for families or investors alike. The main floor features a newer kitchen with stainless steel appliances, a kitchen island, and a large pantry, perfect for everyday cooking and entertaining. The open-concept living and dining area is finished with link-style laminate flooring and warmed by a cozy gas fireplace. The dining nook offers access to your back deck where you will have a view of your landscaped and fenced yard. Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a primary suite complete with an ensuite bathroom (featuring both a tub and shower). A convenient laundry closet is also located on the upper level. The basement offers a LEGAL SUITE (RMWB permits can be provided) that contains 2 bedrooms, 1 full bathroom, a large living area accented nicely by gas fireplace #2 and a full kitchen. The basement also offers separate laundry. Last but not least this home comes with ample parking which includes the concrete driveway and an attached single car garage. 2011 Upgrades include: Exterior- Shingles, siding, windows, doors. 2011-2012 interior: Both furnaces, (one furnace was replaced again in 2024), both hot water tanks, both fireplaces converted to gas, all kitchen, appliances, flooring, bathrooms, and all electrical (separate panel for upstairs and separate panel for basement). Call now to book your personal showing.