



GRASSROOTS
REALTY GROUP

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153 Beaconwood Place
Fort McMurray, Alberta

MLS # A2271223



\$610,000

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,367 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	BASEMENT MINI FRIDGE, DEEP FREEZER, GARAGE HEATER, GARAGE REMOTE X2, 2 HOUSE KEYS, RIDE ON LAWNMOWER NEGOTIABLE.		

Welcome to 153 Beaconwood Place: a beautifully maintained bi-level home that blends modern style with incredible functionality. Built in 2017 and kept in pristine condition, this property offers a bright open-concept layout, a stunning white kitchen, a fully developed basement with a wet bar, and incredible outdoor potential on its large 9,409 sq/ft lot including vehicle access into the yard and space to build a second garage if desired in addition to the heated attached double garage. Inside, the main level features vinyl plank flooring, fresh neutral paint on the walls and a warm, inviting open floor plan with plenty of natural light. The kitchen stands out with its quartz counters, large island, pantry, black faucet, and upgraded black stainless steel appliances all purchased in 2023. The living and dining areas flow seamlessly together, creating the perfect space for everyday living and entertaining. The main floor is home to two bedrooms, including a beautiful primary suite that comfortably fits a king-size bed and features a black accent wall, refreshed paint and baseboards, and a four-piece ensuite with a jetted soaker tub and separate shower. The second bedroom works well for guests, children, or a home office. Main-floor laundry is conveniently located off the hallway and offers new washer and dryer (2023), added shelving, and a clean, modern feel. The lower level is where this home continues to shine. With high ceilings, an open rec room, and a wet bar complete with a mini fridge, this area is perfect for entertaining, relaxing or creating the ultimate movie room or games space. The basement also includes two additional bedrooms, a full bathroom, and a second laundry hookup for added convenience. Outside, the fully fenced yard offers exceptional possibility with a wide gate that allows you to drive directly into the yard, perfect for extra parking, recreational toys, storage or

future garage development. Enjoy the back deck during the warmer months over looking the expansive yard and the flexibility to personalize the space as you wish. Additional highlights include central AC installed in 2023 and a heated double attached garage, with the ride-on lawn mower included for easy lawn care. Thoughtfully cared for, turnkey with beautiful finishes, 153 Beaconwood Place is a rare find in the desirable neighbourhood of Beacon Hill, surrounded by trails and outdoor adventure. Schedule your showing today and experience the charm, comfort, and impressive lot potential this home offers.