



GRASSROOTS
REALTY GROUP

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**120 Beaconview Place
Fort McMurray, Alberta**

MLS # A2281289



\$825,000

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,561 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Heated Garage, Triple G		
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

Floors: Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, See Remarks, Stone, Vinyl Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

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, Dishwasher, Microwave, Washer, Dryer, Garage Opener + Remote, 10 Year Alberta New Home Warranty Program, In Floor Heat in Basement and Garage, Central A/C, Front Landscaping included.

120 Beaconview Place- Sitting on a 9,625sqft pie shaped lot; This Absolutely Gorgeous New Construction Home is sure to impress- Built by Prestigious Alves Developments situated in a quite Cul-de-sac is ready for its new home owner. Your home offers excellent 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 plus you have main floor Den/2nd bedroom if needed. 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. Includes all Appliances, Central A/C and front Landscaping. Call today for your private viewing.