



**160 Beaton Place**  
**Fort McMurray, Alberta**

**MLS # A2299248**



**\$449,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,486 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings, garage heater, garage door opener, central ac

Welcome to 160 Beaton Place &ndash; the perfect family home in a prime location! This well-kept home offers everything your growing family needs. The spacious kitchen with an island and plenty of counter space makes meal prep easy, while the open-concept living and dining area with a cozy wood-burning fireplace sets the scene for family nights in. Convenient main floor laundry adds to the everyday ease. Upstairs, you&rsquo;ll find a huge primary bedroom with dual closets and a private ensuite, plus two more generously sized bedrooms and a full bath&mdash;perfect for kids. Easy to maintain laminate flooring runs throughout the main and upper levels. The fully developed concrete basement gives you even more space with a large family room, 2 additional bedrooms, and a bathroom. Parents will love the attached heated garage with high ceilings, while the kids (and pets!) will love the fully fenced backyard. The extra-long 37&rsquo; driveway means plenty of parking for visitors, bikes, and family vehicles. All this, just steps from two schools, grocery stores, and restaurants&mdash;making busy family life so much easier. If you&rsquo;re looking for a starter home that checks all the boxes for family living, 160 Beaton Place is the one!