



**148 Beaconwood Place
Fort McMurray, Alberta**

MLS # A2316596



\$699,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,398 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Suite: Refrigerator, Washer, Dryer. Hot tub, and garage heater.

Welcome to 148 Beaconwood Place; a rare opportunity to own a versatile family home featuring 1397 SQ FT above grade, a LEGAL 2-Bedroom Basement Suite, an attached garage, and a large detached garage; allowing for an abundance of parking for vehicles, trailers, RVs, and recreational toys. Step inside and be greeted by elevated ceilings, expansive windows, and an abundance of natural light that floods the open-concept main floor. The spacious kitchen offers ample cabinetry and quartz counter space while seamlessly connecting to the living area, creating the perfect space for entertaining and everyday family living. The main floor also features two bedrooms, a full bathroom, and convenient main-floor laundry. The upper level is dedicated to the private primary retreat, complete with a walk-in closet, ensuite bathroom, and private balcony where you can enjoy your morning coffee while taking in the surrounding views. Downstairs, the fully self-contained Legal 2-Bedroom Basement Suite offers excellent income potential or additional space for extended family. Complete with its own kitchen, living area, full bathroom, and separate living quarters, this space provides flexibility and value rarely found in today's market. Outside, the oversized detached 27' x 27' garage/shop is a dream setup for mechanics, hobbyists, contractors, or anyone needing additional storage and workspace. Combined with the attached garage and expansive driveway, this property offers exceptional parking. Located in the sought-after community of Beacon Hill and close to schools, parks, trails, and amenities, this home offers the perfect combination of lifestyle, flexibility, and investment potential. Whether you're looking for a family home with mortgage-helping income, a multi-generational living solution, or simply a property with incredible garage space and parking, this one checks all the boxes.