



GRASSROOTS
REALTY GROUP

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**169 Beaconwood Place
Fort McMurray, Alberta**

MLS # A2349848



\$679,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,496 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: N/A

Soaring ceilings. Granite. Claw foot tub. May I have your attention please, and you can open the door to a home that fits everyone, with all the bells and whistles! From the moment you step inside, it feels like a place you want to hang out for the rest of your days, whether it be for large family gatherings, or epic evenings of entertaining friends. 169 Beaconwood Place offers everything the informed buyer is looking for. There are 5 generous sized bedrooms, complemented by 3 fully equipped baths, including the impressive 5 piece primary en-suite. The high ceilings on both levels give the feeling of huge space, no cramped in areas to be found! Upgraded features abound, including two stone-encased gas fireplaces, granite counters, custom cabinets, and high end Electrolux appliances. The main living area is wide open, and there are a set of French patio doors directly off the dining room, lending a wonderful indoor/outdoor flow to this already inviting living space. How can we not mention the TRIPLE attached and heated garage, that comes ready for all your toys, and even has rear door access to the back yard through the third bay. As if the home and its features weren't enough, add the accessibility to the existing trail systems in town, and that it backs onto green space, it truly is a home for the avid outdoor enthusiast. Come see all the characteristics of this beautiful home, you will be impressed at every turn.