



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**116 Beaconsfield Road
Fort McMurray, Alberta**

MLS # A2353051

\$515,000

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,019 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Drive Through, Front Drive, Garage Faces Front		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Greenbelt, Landscaped, Rectang		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Sheds, Central Air, Garage Door Opener, Ceiling Fans

Don't Walk, RUN! Tucked away in the heart of Beacon Hill, this fully renovated bi-level has tons to offer! The open concept, bright living room and eat-in kitchen features lots of cabinet space and a WALK-IN PANTRY. Down the hall is the primary bedroom with WALK-IN CLOSET and patio door to the HOT TUB! Also located on this level is bedroom 2 and a beautiful 4 piece bathroom. The basement offers a spacious family room with a gas stove, 2 more bedrooms, a 3 piece bathroom and laundry room! Outside is a FENCED AND LANDSCAPED BACKYARD with a large deck and oversized shed for storage. Parking is no problem here with a HEATED ATTACHED GARAGE that you can DRIVE THROUGH to the backyard and large front drive way. With green space behind and central air, this home is perfect all year round! Title insurance in lieu of a real property report.