

**144 Beaconwood Place  
Fort McMurray, Alberta**

**MLS # A2262164**

**\$524,900**



<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Suite
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters

**Inclusions:** N/A

Welcome to this spacious 6-bedroom home tucked away in the highly sought-after community of Beacon Hill! Offering 1,231 sq. ft. of living space on the main level, this property is designed for families of all sizes or those looking for extra room and flexibility. The upper floor features 3 comfortable bedrooms, while the lower level provides an additional 3 bedrooms along with a non-legal basement suite — an ideal setup for in-laws, extended family, or guests who appreciate having their own private space. One of the true highlights of this property is the impressive 25.5 x 23.5 ft. detached garage, complete with a large driveway that provides ample parking for vehicles, RVs, or recreational toys. The fully fenced yard offers both privacy and peace of mind, while the rear deck is the perfect spot to enjoy morning coffee, host a BBQ, or simply unwind at the end of the day. Set on a quiet street in Beacon Hill, this home combines functionality with comfort and the convenience of a great location. You'll love being part of a welcoming neighborhood that's close to schools, parks, trails, and all the amenities Fort McMurray has to offer. Whether you're looking for a family home with room to grow or an investment opportunity with suite potential, this property checks all the boxes.