



## 237 Beaton Place Fort McMurray Alberta

\$549,900

Welcome to 237 Beaton Place, a unique property offering an excellent opportunity for a family or business or a family with a business, with a HUGE YARD & SEPARATE ENTRANCE. As you enter this home you are greeted with a designated entrance with coat closet, and a spacious family room with large front windows allowing a ton of natural light to enter. Heading up to the second level you will find a FORMAL DINING room that overlooks the front family room, perfect for large family gatherings. The kitchen sits beyond the dining room and offers a breakfast nook with access to the deck and the kitchen with stainless appliances and fresh flooring. Down the hall on this level is an full main bathroom, three bedrooms including spacious primary with full ensuite. The basement level hosts laundry, large rec room with wet bar & PELLET STOVE, full bathroom plus 2 large bedrooms. One of these bedrooms has direct access outside and has been utilized as an office for a contracting company the past few years. This home sits on over 12,000sqft with lots of room for RV PARKING and storing equipment and still plenty of room for a family to enjoy a large backyard. This pie-shaped lot is tucked into a quiet cul-de-sac in the BELOVED B STREETS & backs onto the path along confederation drive. This property offers a unique opportunity, call to schedule your private viewing today. (id:6769)

3pc Bathroom .00 Ft x .00 Ft  
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Bedroom 10.81 Ft x 12.00 Ft  
Bedroom 9.92 Ft x 11.92 Ft  
Breakfast 7.67 Ft x 13.83 Ft  
Dining room 16.00 Ft x 95.42 Ft  
Kitchen 8.33 Ft x 11.83 Ft  
Living room 15.92 Ft x 19.25 Ft

Primary Bedroom 14.42 Ft x 14.67 Ft  
3pc Bathroom .00 Ft  
Other 9.08 Ft x 5.00 Ft  
Bedroom 13.83 Ft x 16.58 Ft  
Bedroom 12.83 Ft x 12.33 Ft  
Laundry room 8.00 Ft x 5.17 Ft  
Recreational, Games room 17.83 Ft x 22.75 Ft  
Furnace 8.00 Ft x 5.75 Ft

Listing Presented By:



Originally Listed by:  
EXP REALTY

**RE/MAX**

**RE/MAX Fort McMurray**

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