



## 293 Beaton Place Fort McMurray Alberta

\$475,000

Welcome to your dream home at 293 Beaton Place in the highly sought-after Timberlea Bs! Step inside, and you're greeted by the bright and open main floor, featuring hardwood and tile flooring throughout. The spacious kitchen boasts an convenient island and a generously sized dining area, creating the perfect setting for family gatherings and entertaining guests. Access to the back yard is directly off the dining area, where as you step outside, you'll be greeted by a private treed yard lined with a newer fence and mature trees, providing both privacy and tranquility. Imagine spending your evenings on the lovely deck, surrounded by the beauty of nature. The large shed offers additional storage space. The 4-level split layout of this home is designed to maximize space and functionality. Upstairs, you'll find three bedrooms, providing ample accommodation for your family or guests. The two full bathrooms, including an en-suite with a tiled walk-in shower checks a must have off any buyer's list. The first lower level, conveniently located just off the kitchen, hosts a large family room complete with a wood-burning fireplace - the ideal spot to unwind and create lasting memories. This level also features an additional bedroom, a 4-piece bathroom with a washer and dryer, and access to the attached double garage for your convenience. While the basement is currently undeveloped, it presents endless opportunity with an additional 600 sq ft of potential living and flex space. Don't miss your chance to make 293 Beaton Place your forever home. Schedule a showing today. (id:6769)

3pc Bathroom 8.00 Ft x 5.00 Ft

Primary Bedroom 12.83 Ft x 12.58 Ft

Bedroom 9.42 Ft x 12.75 Ft

Bedroom 9.00 Ft x 12.75 Ft

4pc Bathroom 8.00 Ft x 7.17 Ft

Storage 20.92 Ft x 25.75 Ft

4pc Bathroom 5.00 Ft x 8.67 Ft

Bedroom 8.25 Ft x 8.50 Ft

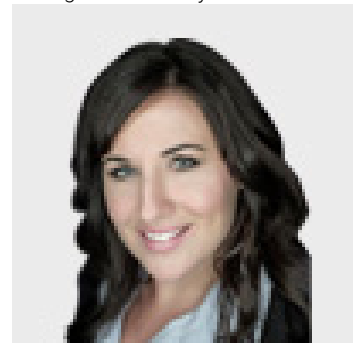
Family room 20.42 Ft x 16.67 Ft

Kitchen 12.92 Ft x 11.00 Ft

Living room 20.17 Ft x 15.00 Ft

Other 8.67 Ft x 11.00 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

**RE/MAX**<sup>®</sup>

**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort  
McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net