



## 301 Beaton Place Fort McMurray Alberta

\$509,900

Immaculately kept home located in the B's, welcome to 301 Beaton Place! This home has seen updates throughout the interior & exterior over the last 12 years! Starting with the exterior of the home, this property is situated on a corner lot offering over 7000 sq.ft. the rear yard is fully fenced with upgraded vinyl fencing. The siding, windows, exterior door, roof, shingles, & garage doors all replaced in 2012. You have a 3 vehicle driveway, along with a 24x24 heated garage, also noting the garage pad was re-poured in 2022! Inside you'll find a lovely well kept 4 bedroom 3 level split. You are welcomed into a front mud room, leading into your front formal living room & dining space. Moving into the eat-in kitchen, you have tile flooring, granite counters, glass backsplash, & stainless steel appliances. You have a nice breakfast nook, with direct access into your screened in porch, great for entertaining during those warm summer nights! Your family room offers a ton of natural lights & wood burning fireplace, steps away is a 5th bedroom or den/office. You also have a 2 piece bathroom with laundry & access from the house into the attached garage. Upstairs is 3 bedrooms. Your primary bedroom is located at the rear of the home, complete with walk-in closet + a stunning updated 3 piece bathroom. The ensuite shower is pure luxury upgraded with shower bench, rain shower head, body jets and a hand wand. The main bathroom also features an upgraded bathroom featuring an oversize vanity, a soaker tub & body jets. The basement offers a massive rec room with a wet bar! + a grand 4th bedroom. Another 3 piece updated bathroom + storage room. Additional items to note that have been updated is the Hot Water tank, Garage Heater, + Natural Gas line to your BBQ in 2017. Furnace & Air Conditioner replaced in 2014. + Upgraded electrical panel. This home does not disappoint! Call to set u...

Family room 13.67 Ft x 20.42 Ft

Den 10.17 Ft x 10.42 Ft

2pc Bathroom 6.75 Ft x 5.67 Ft

Recreational, Games room 17.25 Ft x 26.00 Ft

Bedroom 17.25 Ft x 11.25 Ft

3pc Bathroom 7.08 Ft x 8.00 Ft

Dining room 11.67 Ft x 12.75 Ft

Kitchen 10.75 Ft x 10.17 Ft

Breakfast 11.33 Ft x 8.50 Ft

Primary Bedroom 15.17 Ft x 12.83 Ft

3pc Bathroom 7.58 Ft x 8.17 Ft

Bedroom 11.17 Ft x 9.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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**Other** 10.67 Ft x 9.33 Ft

**Storage** 8.75 Ft x 12.75 Ft

**Living room** 13.17 Ft x 18.25 Ft

**Bedroom** 13.25 Ft x 9.83 Ft

**4pc Bathroom** 5.00 Ft x 9.83 Ft