

\$529,900 - 136 Beaconsfield Road, Fort McMurray

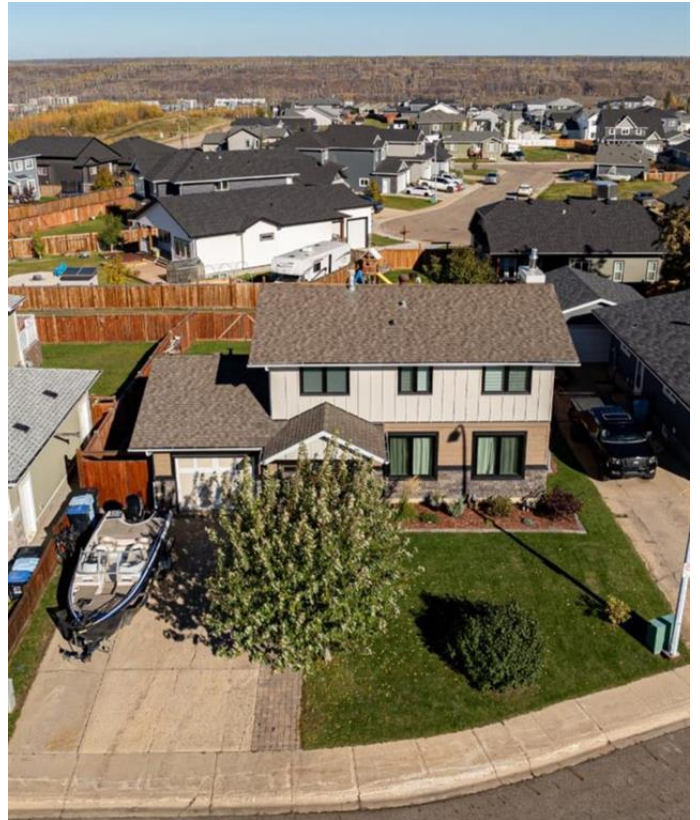
MLS® #A2168305

\$529,900

3 Bedroom, 4.00 Bathroom, 1,679 sqft
Residential on 0.15 Acres

Beacon Hill, Fort McMurray, Alberta

Welcome to 136 Beaconsfield Road, a meticulously renovated home offering over 1650+ sq.ft. of luxurious living space. This immaculate property has undergone a complete transformation, inside and out, with no detail overlooked. Hello Curb Appeal! The exterior of this home boasts premium finishes, including Hardie plank and panel composite siding, complemented by stone accents. Updated shingles, sleek black windows, and a charming front porch with double doors add to its modern curb appeal. Step into the beautifully landscaped yard, horticulturist will love the variety of crabapple trees, + a variety of juniper trees, chokecherry, & Lilac; along with a 750 sq.ft. Barkman patio featuring a retaining wall, pillar, and fire pit—ideal for outdoor entertaining + a 2 tiered deck complete with black aluminum railing. Potential to build a second garage in the back! The interior of the home is equally impressive. A large walk-in closet offers plenty of storage, while luxury vinyl plank flooring runs throughout the space. The front dining room provides a bright and spacious setting, while the rear living room showcases custom built-in shelving around a natural gas fireplace, finished in brick perfect for cozy evenings. The gourmet kitchen is a chef's dream, complete with granite countertops, custom Cherrywood cabinetry, black stainless steel appliances, which includes a natural gas stove, & under-mount lighting. Eat-up island offers extra prep space! There is also a rear



mudroom offering storage solutions + a renovated 2 pc bathroom + access to your heated 21 x 13 garage. Upstairs, youâ€™ll find 3 spacious bedrooms. The primary bedroom features dual closets and a stunning 4-piece ensuite bathroom with a large soaker tub, standalone shower, floating cabinetry with a vessel sink, and a dedicated make-up vanity bathed in natural light. Two additional well-sized bedrooms are located at the back of the house, along with a secondary 4-piece bathroom. The finished basement is an entertainerâ€™s dream, with a large family room, natural gas stove, and a sizable wet bar with a full size fridge. Thereâ€™s also a den, perfect for a home office or toy room, with the option to convert it into a 4th bedroom. The basement also features a laundry area and a fully renovated 4th bathroom + storage room! New Air Conditioner installed in 2022. All of this is situated on a 6,488 sq.ft. lot. This home truly has it allâ€”luxury finishes, spacious living areas, and stunning outdoor spaces. Donâ€™t miss the opportunity to make 136 Beaconsfield Road your new address!

Built in 1974

Essential Information

MLS® #	A2168305
Price	\$529,900
Sold Price	\$522,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,679
Acres	0.15
Year Built	1974
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold



Community Information

Address	136 Beaconsfield Road
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H2A4

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Single Garage Attached

Interior

Interior Features	Kitchen Island, Walk-In Closet(s), Breakfast Bar, Bookcases, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, No Smoking Home, Storage
Appliances	See Remarks
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Backs on to Park/Green Space, Back Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2024
Date Sold	November 27th, 2024

Days on Market	50
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER UNITED
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