

280 Beaton Place
Fort McMurray, Alberta

MLS # A2163540



\$260,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,282 sq.ft.	Age:	1985 (39 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Standard Shaped Lot		

Heating:	Other	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Unfinished	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Welcome to 280 Beaton Place: An exceptional chance to craft your ideal home in a highly desirable neighbourhood! This charming bi-level fixer-upper offers limitless potential for those eager to personalize their space. Conveniently situated, the property includes a detached garage and an extra-long driveway, providing ample parking for multiple vehicles and recreational equipment. On the main level, you'll find a kitchen that boasts granite countertops and plenty of cabinet space. The spacious living room features a cozy gas fireplace with a brick surround. Additionally, there are two bedrooms and a full bathroom on this level. The basement is a blank canvas ready for your creative touch and includes dual furnaces and a newer hot water tank. Don't miss out on the chance to transform this property into the home you've always dreamed of!