

\$419,900 - 121 Beaconwood Place, Fort McMurray

MLS® #A2270008

\$419,900

5 Bedroom, 3.00 Bathroom, 1,445 sqft

Residential on 0.17 Acres

Beacon Hill, Fort McMurray, Alberta

NEARLY 7400 SQ/FT LOT! LEGAL SUITE!

Welcome to this beautifully maintained home in Fort McMurray, offering comfort, functionality, and versatility for families or investors alike. The main floor features a newer kitchen with stainless steel appliances, a kitchen island, and a large pantry, perfect for everyday cooking and entertaining. The open-concept living and dining area is finished with link-style laminate flooring and warmed by a cozy gas fireplace. The dining nook offers access to your back deck where you will have a view of your landscaped and fenced yard. Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a primary suite complete with an ensuite bathroom (featuring both a tub and shower). A convenient laundry closet is also located on the upper level. The basement offers a **LEGAL SUITE** (RMWB permits can be provided) that contains 2 bedrooms, 1 full bathroom, a large living area accented nicely by gas fireplace #2 and a full kitchen. The basement also offers separate laundry. Last but not least this home comes with ample parking which includes the concrete driveway and an attached single car garage. 2011 Upgrades include: Exterior- Shingles, siding, windows, doors. 2011-2012 interior: Both furnaces, (one furnace was replaced again in 2024), both hot water tanks, both fireplaces converted to gas, all kitchen, appliances, flooring, bathrooms, and all electrical (separate panel for upstairs and separate panel for basement). Call now to



book your personal showing.

Built in 1975

Essential Information

MLS® #	A2270008
Price	\$419,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,445
Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	121 Beaconwood Place
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H2S9

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2025
Days on Market	4
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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