

# \$449,900 - 160 Beaton Place, Fort McMurray

MLS® #A2261646

**\$449,900**

5 Bedroom, 4.00 Bathroom, 1,486 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

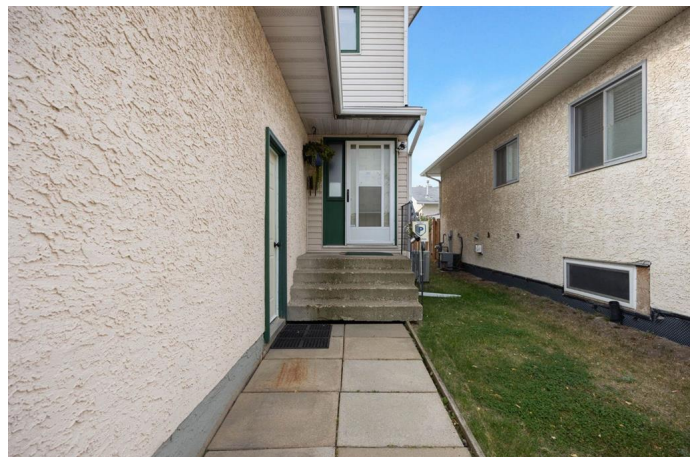
Welcome to 160 Beaton Place – the perfect family home in a prime location! This well-kept home offers everything your growing family needs. The spacious kitchen with an island and plenty of counter space makes meal prep easy, while the open-concept living and dining area with a cozy wood-burning fireplace sets the scene for family nights in. Convenient main floor laundry adds to the everyday ease. Upstairs, you’ll find a huge primary bedroom with dual closets and a private ensuite, plus two more generously sized bedrooms and a full bath – perfect for kids. Easy to maintain laminate flooring runs throughout the main and upper levels. The fully developed concrete basement gives you even more space with a large family room, 2 additional bedrooms, and a bathroom. Parents will love the attached heated garage with high ceilings, while the kids (and pets!) will love the fully fenced backyard. The extra-long 37’™ driveway means plenty of parking for visitors, bikes, and family vehicles. All this, just steps from two schools, grocery stores, and restaurants – making busy family life so much easier. If you’re looking for a starter home that checks all the boxes for family living, 160 Beaton Place is the one!

Built in 1985

## Essential Information

MLS® #

A2261646



|                |             |
|----------------|-------------|
| Price          | \$449,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,486       |
| Acres          | 0.09        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 160 Beaton Place |
| Subdivision | Timberlea        |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K 2B3          |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | See Remarks                                        |
| Appliances        | Dryer, Refrigerator, See Remarks, Stove(s), Washer |
| Heating           | Forced Air                                         |
| Cooling           | Central Air                                        |
| Fireplace         | Yes                                                |
| # of Fireplaces   | 1                                                  |
| Fireplaces        | Wood Burning                                       |
| Has Basement      | Yes                                                |
| Basement          | Finished, Full                                     |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Back Yard       |
| Roof            | Asphalt Shingle |
| Construction    | Stucco          |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 39                |
| Zoning         | R2                |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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