

# \$393,000 - 169 Beale Crescent, Fort McMurray

MLS® #A2220238

**\$393,000**

4 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.15 Acres

Beacon Hill, Fort McMurray, Alberta

Are you a savvy first-time homebuyer, or seeking an incredibly affordable opportunity to put down roots? Look no further! This charming 4-bedroom, 2.5-bathroom home is an exceptional value, offering a fantastic foundation for comfortable living with room to add your personal touch. Enjoy peace of mind with significant upgrades already completed: the exterior (windows, siding, shingles) was fully renovated in 2013/2014, and inside, bathrooms, interior doors, and baseboards were updated in 2014. Stay cool all summer long with a brand-new central air system, replaced in May 2023! Nestled on a quiet street, you'll love the mature neighborhood feel, with a spacious, treed yard perfect for family enjoyment. Plus, it backs onto a serene greenspace and offers direct access to nearby trails – ideal for nature lovers and active lifestyles. The property also includes a double detached garage (sold "as is"), providing ample storage or potential for future development. SEPARATE backdoor entrance to the basement, which is developed with a large family room, bathroom, and bedroom and laundry. With Quick possession available, your new beginning awaits! Don't miss this incredible chance to own a piece of Beacon Hill. Call today to schedule your private viewing!

Built in 1974

## Essential Information



MLS® #	A2220238
Price	\$393,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,208
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	169 Beale Crescent
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2T3

### Amenities

Utilities	Cable Available, Electricity Available, Garbage Collection, Natural Gas Available, Phone Available
Parking Spaces	4
Parking	Double Garage Detached, Driveway, Insulated
# of Garages	2

### Interior

Interior Features	See Remarks, Separate Entrance
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
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Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	61
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX Connect
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