

# \$429,900 - 169 Beale Crescent, Fort McMurray

MLS® #A2220238

**\$429,900**

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          | \$429,900   |
| 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, Natural Gas Available, Phone Available, Garbage Collection |
| 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 |
|-------------------|------|

|                 |                                 |
|-----------------|---------------------------------|
| 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 | 1              |
| Zoning         | R1             |

### **Listing Details**

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

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