

\$383,000 - 169 Beale Crescent, Fort McMurray

MLS® #A2220238

\$383,000

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 | \$383,000 |
| 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 | Electricity Available, Natural Gas Available, Garbage Collection, Phone Available, Cable 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 |
|-------------------|------|

| | |
|-----------------|---------------------------------|
| 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 | 107 |
| Zoning | R1 |

Listing Details

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

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