

\$398,000 - 169 Beale Crescent, Fort McMurray

MLS® #A2220238

\$398,000

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	\$398,000
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, 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	57
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.