

# \$394,900 - 169 Beaufort Crescent, Fort McMurray

MLS® #A2228969

**\$394,900**

5 Bedroom, 2.00 Bathroom, 1,239 sqft

Residential on 0.13 Acres

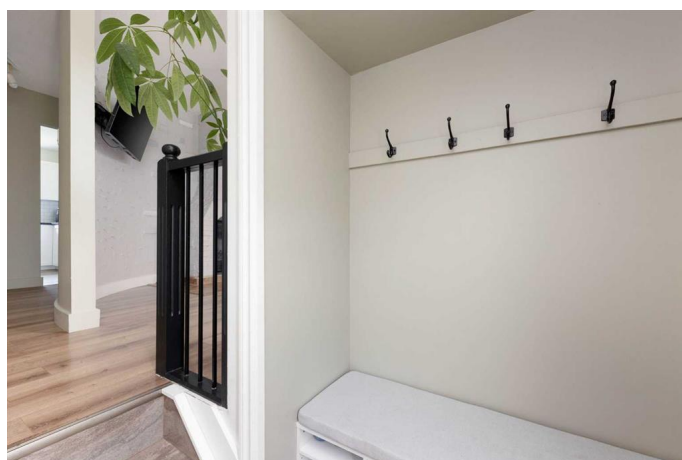
Beacon Hill, Fort McMurray, Alberta

Welcome to 169 Beaufort Crescent, a charming and character-filled bungalow nestled in the heart of Beacons Hill, one of Fort McMurray's most established and family-focused communities. This warm and inviting home offers 5 bedrooms, 2 full bathrooms, and a fully finished basement, perfect for extended family, older kids, or a cozy rec room retreat. Step inside to find beautifully updated features like modern LVP flooring, a stunning wood-burning fireplace that anchors the spacious living room, and large windows that fill the home with natural light. The layout offers both functionality and comfort, with a generous dining area ideal for hosting family dinners and creating lasting memories. Outside, enjoy a fully landscaped and fenced yard that offers privacy and space to garden, relax, or entertain. Living in Beacons Hill means being steps from top-rated schools, playgrounds, an indoor ice rink, a popular splash park, and access to some of the city's most beautiful nature trails, making it a truly special place to call home.

Built in 1975

## Essential Information

MLS® #	A2228969
Price	\$394,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,239
Acres	0.13
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	169 Beaufort Crescent
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H2T9

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Off Street, Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Masonry, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 8th, 2025
Days on Market	28
Zoning	R1

**Listing Details**

Listing Office	RE/MAX Connect
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