

\$524,900 - 136 Beardsley Crescent, Fort McMurray

MLS® #A2239510

\$524,900

3 Bedroom, 4.00 Bathroom, 1,538 sqft
Residential on 0.18 Acres

Beacon Hill, Fort McMurray, Alberta

BUILT in 2017, Beautiful five bedroom modular home on a large lot in Beacon Hill

This move-in ready modular built in 2017 & boasting 1538 ft.Â² on The main level, has been thoughtfully designed with space, light, and functionality in mind , in floor heating in the basement and hot water on demand throughout.

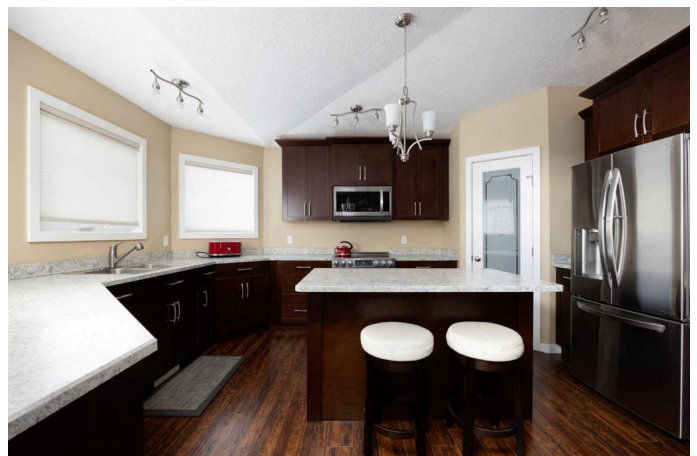
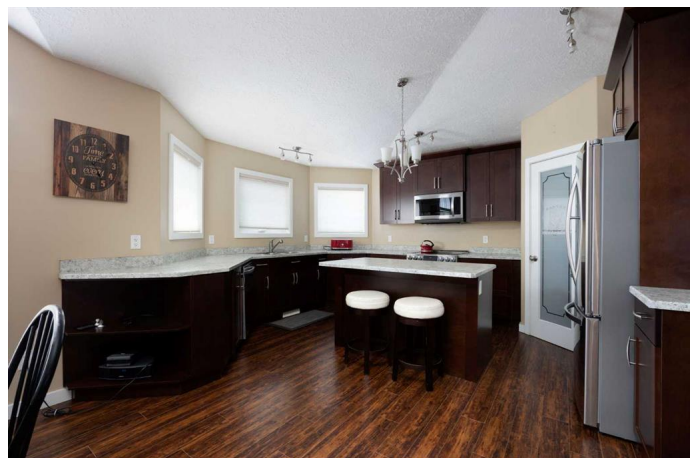
This beautiful modular is located in a desired area of Beacon Hill on a 7800+ square foot Lot. With an oversize extra large paved driveway Leading to a double detached heated garage, a mechanic or welderâ€™s dream there is also room for RV parking .

Upon entering the home you agreed with Vaulted ceilings & an open concept layout, beautiful laminate flooring, the spacious Kitchen boasts a Centre Island W/ breakfast bar seating, a walk through pantry and loads of cabinets With crown moulding and soft close cabinets and lots of counter space . All Kitchen appliances stay . The sunny dinette offers a spacious dining area Open to a bright living room with Vaulted ceilings , lots of large windows and a cozy gas fireplace.

Convenient Main floor laundry room with half bathroom , tile flooring and extra storage.

Spacious Front entrance With large closet & access to the walk-through pantry for conveniently putting away your groceries.

There is three bedrooms on the main level, including a spacious primary suite with walk-in closet and a full en suite with soaker tub and



stand-up shower. On the main level You will also find an additional four piece bathroom with tile flooring. And two more bedrooms with the beautiful laminate flooring & closet organizers.

The fully developed basement Boasts in floor heating, you will find an expansive family room with the same beautiful Laminate flooring a Fantastic bar area with ample built-in, cabinetry and counter space.

There is two more bedrooms, another full bathroom and a dedicated storage space. This is truly a well thought out home.

The double detach heated garage features in floor heating and forced Air heat , 11 foot ceilings and 8' x 16' door.

There's still plenty of room to enjoy the outdoors on this oversize lot. There is also storage in behind the garage and there is a shed.

The extra large, oversized paved driveway allows for RV parking and Still loads of parking This beautiful modular is a must to see come and have a look and make this your new home. Call today for your private Showing.

Built in 2017

Essential Information

MLS® #	A2239510
Price	\$524,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,538
Acres	0.18
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Active
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Community Information

Address	136 Beardsley Crescent
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2S2

Amenities

Parking Spaces	8
Parking	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, RV Access/Parking, Asphalt
# of Garages	4

Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Instant Hot Water, Microwave Hood Fan, Refrigerator, Stove(s), Tankless Water Heater, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	14

Zoning

RMH

Listing Details

Listing Office

COLDWELL BANKER UNITED

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