



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**148 BEARDSLEY Crescent, Fort McMurray T9H 2S2**

MLS®#: **A2020082**      Area: **Beacon Hill**      Listing Date: **02/01/23**      List Price: **\$105,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Fort McMurray**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **5,777 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**537**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title:      Zoning:  
**Fee Simple**      **RMH**  
 Legal Desc:      **4309TR**

Remarks

Pub Rmks: **Small town neighborhood feel is what you get with 148 Beardsley Crescent in Beacon Hill. This is a community where neighbors become friends :) This vacant lot is situated in close proximity to all of Fort McMurray's beautiful rivers, the walking trails around Beacon Hill and the great beauty Fort McMurray's nature has to offer.**

The amenities available in Beacon Hill are, a very nice dog park, 2 schools, one Public, one Catholic, with many playgrounds, a spray park and Frank Lacroix arena. An awesome mini mall with a convenience store, among other great businesses, not to mention the great variety of home based businesses in Beacon Hill! This lot allows you to build the home of your dreams! The lot size is 5777 sqft allowing room for a good sized home, garage, great parking and yard space to develop into whatever you need. Garden? Firepit? All of the above? Sure! Within just a few minutes drive is a gas station/convenience store, two hotels, a grocery store and fast food & restaurants. Close proximity as well to the hospital, airport, ski hill and golfing! Take a drive through Beacon Hill, have a look at the lot and envision the truly great quality of life style available to you with a home built on 148 Beardsley Crescent :)

Inclusions:

Property Listed By:

NA

RE/MAX FORT MCMURRAY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800



