



THE
A-TEAM

**RE/MAX
FIRST**

181 BEALE Crescent, Fort McMurray T9H 2T3

MLS®#: **A2152464** Area: **Beacon Hill** Listing Date: **07/24/24** List Price: **\$429,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **6,600 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,221**
 Low Sqft:
 Ttl Sqft: **1,221**

DOM

54
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
 Park Feat: **Carport,Concrete Driveway,Front Drive,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Fire Pit,Private Entrance,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Bar,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4`6" x 4`11"	4pc Bathroom	Main	7`6" x 5`0"
Bedroom	Main	11`2" x 10`8"	Bedroom	Main	11`1" x 9`1"
Dining Room	Main	11`6" x 8`8"	Kitchen	Main	16`1" x 9`8"
Living Room	Main	16`0" x 15`6"	Bedroom - Primary	Main	12`6" x 10`8"
3pc Bathroom	Basement	6`3" x 7`1"	Other	Basement	12`9" x 6`7"
Bedroom	Basement	12`10" x 9`1"	Bedroom	Basement	12`10" x 9`1"
Den	Basement	13`0" x 7`10"	Game Room	Basement	16`10" x 24`1"

Title: **Fee Simple**
Legal Desc: **3383TR**

Zoning:
R1

Remarks

Pub Rmks: **2 Enormous Driveways, (BOATS, RV'S, EQUIPMENT, & VEHICLES can ALL FIT) A Carport and 14x20 detached Workshop with Electricity sitting on a 6600sq/ft lot. Do I have your attention now? This Beacon Hill Bungalow has seen its share of love over the years and is awaiting it's perfect buyers!! 181 Beale Crescent has lane green space behind and alongside for the win!! Inside this cozy 5 bedroom 3 bath + DEN + BAR home has optimal OPEN CONCEPT boasting hardwood flooring through the main level flowing seamlessly to the large formal dining room and large living room. An eat-up portable breakfast island will be a sure shot to entertain the guests as you prepare from the kitchen. Down the hall you will find 3 Spacious bedrooms, and 1.5 baths. The 4 piece bath is located in the hall for the Main Level to share while the Primary boasts it's very own 2 piece bath for privacy. Downstairs is a real treat with a Built-in BAR, Large Recreation/Games room equipped with bar fridge, and gas fireplace. You will find 2 good sized bedrooms down here with a large laundry/utility room with a large laundry sink. Exiting the BAR you'll notice it's separated with a french door to another space where you will find a sizeable DEN with its own FAN, 3 piece bath, under the stair storage and additional closets for MORE Storage. UNIQUENESS FACTOR- 2 ENTRIES FROM EITHER DRIVEWAY- SUPER EASY TO CONVERT TO INCOME PROPERTY or MULTI-FAMILY! THE BOTTOM STEP OF RV PARKING ENTRY MOVE'S IN/OUT To ENSURE SELLER'S MASSIVE 45' WINNEBAGO CAN CLEAR WITH EASE on this 80' driveway, and the ability to add more vehicles behind.. The other Driveway is 50'. There are LITERALLY PLUGS, CLOSETS AND LIGHTS EVERYWHERE-SUPER CONVENIENT!! ****FURNITURE NEGOTIABLE WITH SALE!!!!***** UPDATES: 2015-Shingles, 2016-Siding, 2016-Main floor appliances, Paint-2-5 Years, 2016-Bar Fridge, 2015/16-Hot Water Tank, 2014/2015-Furnace & A/C, 2017-Professionally installed Carport CONCRETE DRIVEWAY, 2019- Professionally installed Concrete RV DRIVEWAY! HOTTT DIGGITY.. GET On this one TODAYYYY!!!!**

Inclusions: **Central A/C, Large Workshop, Aluminum Shed**
Property Listed By: **PEOPLE 1st REALTY**

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