



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 BEAUMONT Crescent, Fort McMurray T9H 2V2**

MLS®#: **A2195403**      Area: **Beacon Hill**      Listing Date: **02/19/25**      List Price: **\$444,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **1976**  
Lot Information  
 Lot Sz Ar: **7,380 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,503**  
 Low Sqft:  
 Ttl Sqft: **1,503**

DOM

**2**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bi-Level**

Parking

Ttl Park: **7**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Private,Standard Shaped Lot**  
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Side,Heated Garage,Insulated,Parking Pad,RV Access/Parking,Side By Side,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Laminate,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **High Ceilings,Open Floorplan,Storage,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>7`0" x 4`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>11`5" x 10`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 9`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 11`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 14`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`11" x 7`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`5" x 22`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`6" x 15`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`6" x 8`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>6`11" x 14`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`1" x 9`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`1" x 12`1"</b>
<b>Den</b>	<b>Basement</b>	<b>13`3" x 9`6"</b>	<b>Den</b>	<b>Basement</b>	<b>13`0" x 9`5"</b>

Game Room

Basement

25`11" x 17`0"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

13`7" x 6`1"

Title:  
**Fee Simple**  
Legal Desc:

3383TR

Zoning:  
**R1**

Remarks

Pub Rmks:

**Welcome to 109 Beaumont Crescent: This Beacon Hill bi-level home is an automotive enthusiast's dream, featuring a spacious driveway with room for up to five vehicles leading to an oversized, side-facing attached garage with soaring ceilings for extra storage. Boasting six bedrooms, over 3,000 sq/ft of living space and situated on a generous 7,380 sq/ft lot, this home is a rare find, offering both space and functionality in a desirable neighbourhood where the many come to enjoy an active outdoor lifestyle. Step inside to discover a bright and inviting space, starting with the white eat-in kitchen, where vaulted ceilings and stainless steel appliances create a modern yet timeless feel. Just beyond, the living room is warmed by a stunning brick fireplace, adding charm and a cozy ambiance. Large garden doors look over the fully fenced backyard with brand new sod and a convenient path directly behind the home leading to schools, parks, and trails all just steps from your home. The main level is home to three spacious bedrooms and the convenience of main-floor laundry, complete with updated machines (2021). The primary suite features its own two-piece ensuite, along with direct access to a spa-like main bathroom, complete with a deep soaker tub—perfect for unwinding after a long day. Downstairs, the fully developed lower level offers an abundance of space, featuring large windows that flood the area with natural light, a second wood-burning fireplace for added character, and a generously sized recreation room that's perfect for entertaining or cozy movie nights. Three more bedrooms and a two part den that was formerly a kitchenette are all located downstairs along with a separate entry through the garage providing additional flexibility for extended family, guests, or larger households in need of extra bedrooms. The attached garage is truly a hobbyist's dream, equipped with a large workbench, its own heat source, and space for two vehicles, all while benefiting from natural light—an ideal setup for those who love to tinker and create. With its unique layout, incredible space, and unbeatable location, this home has so much to offer. Schedule your private tour today.**

Inclusions:  
Property Listed By:

**N/A**  
**The Agency North Central Alberta**

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







