



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**169 BEAUFORT Crescent, Fort McMurray T9H2T9**

MLS®#: **A2228969**

Area: **Beacon Hill**

Listing Date: **06/08/25**

List Price: **\$394,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1975**

Lot Information

Lot Sz Ar:

**5,819 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,238**

Low Sqft:

Ttl Sqft:

**1,238**

DOM

**21**

Layout

Beds:

**5 (3 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped,Rectangular Lot  
Concrete Driveway,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas,Wood**

Sewer:

Ext Feat: **None**

Construction:

**Vinyl Siding**

Flooring:

**Laminate,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**

Int Feat:

**See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`5" x 7`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 9`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 9`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`9" x 9`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 10`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`6" x 15`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`11" x 10`10"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`5" x 6`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`0" x 10`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>25`4" x 9`11"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`10" x 8`9"</b>	<b>Laundry</b>	<b>Basement</b>	<b>13`5" x 6`9"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`5" x 13`8"</b>			

Title:

**Fee Simple**

Legal Desc:

Zoning:

**R1****3383TR**

Remarks

Pub Rmks:

**Welcome to 169 Beaufort Crescent, a charming and character-filled bungalow nestled in the heart of Beaconhill, 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 Beaconhill 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.**

Inclusions:

Property Listed By:

**Fridge x2, electric stove x2, OTR microwave x2, dishwasher, washer and dryer, central A/C, window coverings  
RE/MAX Connect**

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







