



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 BEALE Crescent, Fort McMurray T9H 2T3**

MLS® #: **A2240982**

Area: **Beacon Hill**

Listing Date: **07/18/25**

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: **6,667 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,947**  
Low Sqft:  
Ttl Sqft: **1,947**

DOM

**0**

Layout

Beds: **3 (3 )**  
Baths: **2.0 (1 2)**  
Style: **Bungalow**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,Few Trees,Front  
Yard,Garden,Greenbelt,Landscaped,Lawn,Street Lighting**

**Concrete Driveway,Double Garage Detached,Driveway,Garage Door Opener,Off Street,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Private Yard**

Construction: **Mixed,Wood Frame**  
Flooring: **Carpet,Hardwood,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Laminate Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`8" x 18`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 16`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 10`7"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>2pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>Den</b>	<b>Basement</b>	<b>12`11" x 9`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>12`10" x 22`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 8`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 10`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>12`10" x 7`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`11" x 30`4"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**3383TR**

Remarks

Pub Rmks: **Charming, Well-Maintained Home Backing Onto Greenspace - Beacon Hill** Welcome to this meticulously cared-for home in the desirable community of Beacon Hill. Warm, inviting, and full of character, this property offers an incredible opportunity for first-time buyers, downsizers, or renovators looking to personalize a home in a truly unbeatable location. Set on a mature lot with lovely landscaping, the home backs directly onto peaceful greenspace, creating a private backyard retreat. Inside, you'll find a clean, crisp, and cozy interior that has been freshly painted throughout, showcasing the home's pride of ownership. Key features include: Spacious double detached garage for vehicles, storage, or workshop space It has 9 foot doors, 10 foot ceilings and measures 23x26 Well-kept original interior with solid bones and vintage charm Roof replaced in 2016 - a major update already complete Welcoming layout that's functional as-is or ready for your personal updates This home is perfect as a starter property or an exciting project home for those who appreciate quality craftsmanship and the chance to add their own modern touch. Don't miss the chance to own a lovingly maintained home in one of Beacon Hill's most desirable locations. Book your showing today!

Inclusions: **Fridge, Stove, Microwave, Range Hood, Washer, Dryer, Dishwasher, Garage Door Opener and 2 openers**

Property Listed By: **People 1st Realty**

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



















