

# \$329,900 - 136 Beaumont Crescent, Fort McMurray

MLS® #A2262626

## \$329,900

3 Bedroom, 2.00 Bathroom, 1,028 sqft

Residential on 0.15 Acres

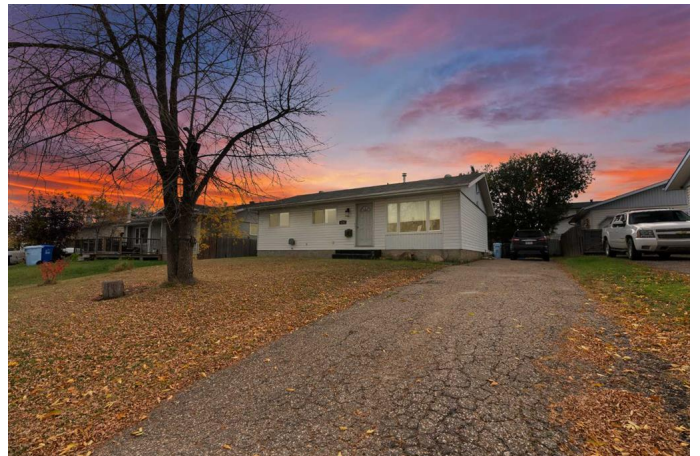
Beacon Hill, Fort McMurray, Alberta

Welcome to 136 Beaumont Crescent! This charming bungalow located in quite Beacon Hill neighborhood with 3 bedrooms and 2 bathrooms is an ideal family home and features A/C and RV PARKING. As you walk in the front door you will be welcomed into the living room with a large south facing window that lets in plenty of natural light. At the back of the home is the kitchen with wooden cabinetry and the dining room with double door for easy access to the rear deck. Down the hall are 3 good size bedrooms and a 4-pieces bathroom. The basement has a 3-piece bathroom, laundry and a great 24'1" x 35'11 recreation room awaiting your personal touch. The huge backyard has potential for a garage. Close to greenbelt, walking trails and schools. Book your showing today to view this great family home!

Built in 1974

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2262626  |
| Price          | \$329,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,028     |
| Acres          | 0.15      |
| Year Built     | 1974      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 136 Beaumont Crescent |
| Subdivision | Beacon Hill           |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9H 2V1               |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 4                                       |
| Parking        | Driveway, Off Street, RV Access/Parking |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | Central Air                                                                                 |
| Has Basement      | Yes                                                                                         |
| Basement          | Full                                                                                        |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Fire Pit, Lighting, Private Yard, Storage                      |
| Lot Description   | Back Yard, Front Yard, Street Lighting, Few Trees, Yard Lights |
| Roof              | Asphalt                                                        |
| Construction      | Wood Frame                                                     |
| Foundation        | Poured Concrete                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 33                |
| Zoning         | R1                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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