



**GRASSROOTS**  
REALTY GROUP

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**121 Beale Crescent  
Fort McMurray, Alberta**

**MLS # A2240982**



**\$419,900**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,947 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters		

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

Charming, Well-Maintained Home Backing Onto Greenspace &ndash; 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&rsquo;ll find a clean, crisp, and cozy interior that has been freshly painted throughout, showcasing the home&rsquo;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 &ndash; a major update already complete Welcoming layout that&rsquo;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&rsquo;t miss the chance to own a lovingly maintained home in one of Beacon Hill&rsquo;s most desirable locations. Book your showing today!