



GRASSROOTS
REALTY GROUP

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**121 Beale Crescent
Fort McMurray, Alberta**

MLS # A2240982



\$419,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,947 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	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 – 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!