



**GRASSROOTS**  
REALTY GROUP

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**169 Beaufort Crescent  
Fort McMurray, Alberta**

**MLS # A2251583**



**\$370,000**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,239 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge x2, electric stove x2, OTR microwave x2, dishwasher, washer and dryer, window coverings

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