



**GRASSROOTS**  
REALTY GROUP

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**136 Beaumont Crescent  
Fort McMurray, Alberta**

**MLS # A2275490**



**\$329,900**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Street Lighting, Yard Lights		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

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!