



**125 Beardsley Crescent  
Fort McMurray, Alberta**

**MLS # A2285613**



**\$639,900**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,656 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Snow		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Garage door opener and 2 remotes, Garage heater, 2 storage racks in garage (above garage door and window), allblinds, and window coverings, fridge/freezer combo, stove dishwasher, microwave, washer dryer and pedestals, 2 winecoolers in basement, fridge in basement, 2 TV's and mounts in bedrooms in basement, glass shelves below TV's in basement, Entertainment system 7.1 surround in utility room, projector and screen, 3zone Sonos speaker/sound system and amps, outside speakers, shed, wood in shed, wood in wood room inbasement, and slide for wood room, flooring and moulding for wood room (under stairs), 2 grey bedroom sets, one upstairs, one in basement (includes 3 night tables, 2 queen beds (boxsprings and mattresses), and 2 dressers)

This AMAZING home is a very pleasant surprise! It has so many wonderful details, lets go room by room so we don't miss anything. When you walk up to the home, it feels so welcoming, as you enter into a SPACIOUS front entry. Nothing worse than a small front entrance...especially in the winter! This wonderful open concept home welcomes you to it's first surprise....the kitchen. It's HUGE! Perfect for entertaining family and friends. An oversize island with ample seating. A 5 burner gas range, with proper ventilation and a prep sink are all built into this island. The counter space in this kitchen is a chef's and baker's dream! Cozy and sophisticated all at once. The lovely open concept main floor has living space big enough to accommodate a dining room set that seats 10, or set it up with a couch, TV, coffee table and end tables... with room to move...the space is huge and very flexible! Next to our right we have the MAIN FLOOR laundry with top of the line washer and dryer and a 2 piece bathroom. Off to the left is the garden doors to the deck and stairs to the basement. The natural light throughout the home is beautiful. The main level has a bedroom with a walk in closet and it's own ensuite! The primary bedroom is the next amazing surprise! It has the most amazing soaker tub! A beautiful shower and of course a very roomy walk in closet! This primary bedroom is a true oasis. As we move to the basement you have the ultimate entertaining area! A room for wood storage for the awesome wood stove, a full bar with two wine coolers! A projector and movie screen; wow! 2 bedrooms and a bathroom on this level as well. The whole home is wired for sound allowing different audio in 3 different locations at once. So fun! This fantastic family home is set up for entertaining all year round. The beautiful deck with custom made framing for screens, and custom

made inserts with covers for the screens allows for 3 season outdoor comfort no matter what the weather! The excellent lighting is so nice to enjoy our beautiful northern summers, and that great sound system plays out here as well! There are two gas hook-ups capable of running a bbq and smoker at the same time. The double detached heated garage measuring 24'8" x 25' fits a full size truck with ample room on the overhead garage door side and also boasts a great work space, with enough room to store your ATV, sleds, tool boxes or another small vehicle. Backing onto a walking/biking path, the fully fenced private backyard with wood shed and storage shed is another awesome entertaining space ! This is a home that you really need to see in person to truly appreciate it. There are so many wonderful things about living in Beacon Hill, I know because I live here too, so please make sure to ask about them and book your own personal showing before this beautifully maintained gorgeous family home is gone!