

# \$384,900 - 169 Beaufort Crescent, Fort McMurray

MLS® #A2228969

**\$384,900**

5 Bedroom, 2.00 Bathroom, 1,239 sqft  
Residential on 0.13 Acres

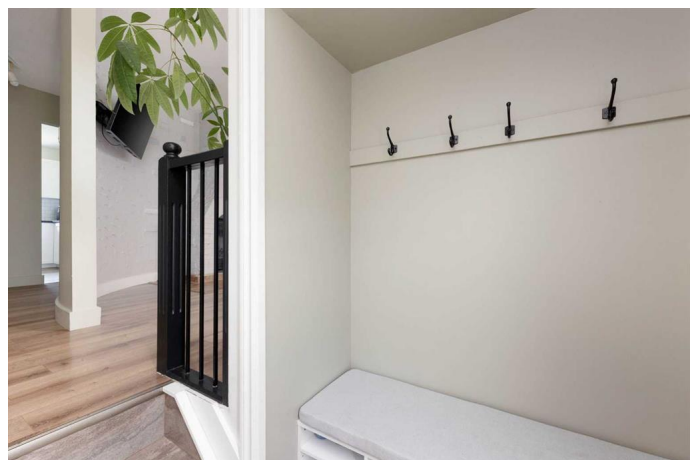
Beacon Hill, Fort McMurray, Alberta

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.

Built in 1975

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2228969  |
| Price     | \$384,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,239       |
| Acres          | 0.13        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 169 Beaufort Crescent |
| Subdivision | Beacon Hill           |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9H2T9                |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Concrete Driveway, Off Street, Parking Pad |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood                                |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Living Room, Wood Burning, Masonry                                         |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | None                                               |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding                                       |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 69             |
| Zoning         | R1             |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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