

# \$579,900 - 133 Beaufort Crescent, Fort McMurray

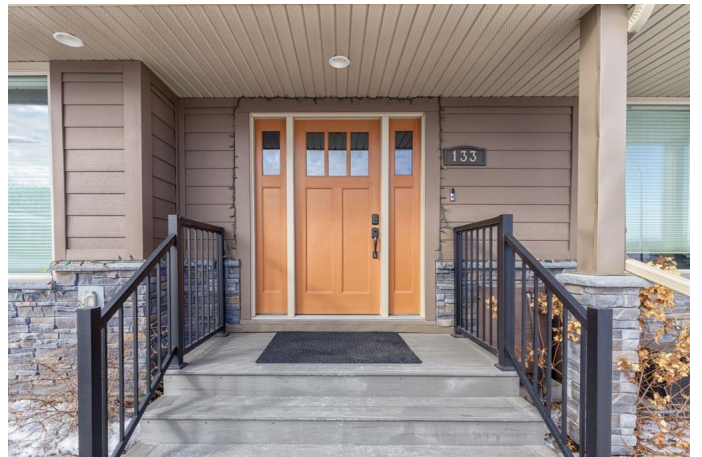
MLS® #A2206739

**\$579,900**

4 Bedroom, 4.00 Bathroom, 2,043 sqft  
Residential on 0.18 Acres

Beacon Hill, Fort McMurray, Alberta

Welcome to 133 BEAUFORT CRESCENT. This stunning home is a blend of modern sophistication and timeless charm. If you are looking for a space that offers a newer home feel with classic appeal, this is the one. This BEAUTY sits on a 7,800 + sq/ft pie shaped lot backing onto the greenspace. Boasting over 2,800 sq/ft of living space, this two-story home features 4 generously sized bedrooms, full bath and half bath ensuite on the upper level offering ample room & privacy for your growing family or guests. The main floor is designed for comfort and entertainment with 2 large family/living rooms, an eat-in kitchen and full-sized dining room plus an additional half bathroom. There is solid maple hardwood in the family, living and dining rooms along with a gas fireplace that boasts a modern brick and wood mantle. Youâ€™ll love how the home is bathed in natural light with sunlight pouring in throughout the entire space. The fully finished basement is complete with a recreation room, full bath, laundry and storage room, wet bar with mini fridge, and den utilized as home gym. This non-smoking home has been meticulously maintained. Step outside to your backyard oasis â€“ a beautifully landscaped and fully fenced retreat featuring an impressive interlocking stone patio and direct access to the greenbelt; perfect for relaxing, entertaining, walking the kids to school, riding bikes or walking the dog! The property is also a gardenerâ€™s delight with flower beds, fruit bushes and raised vegetable beds. As you



approach the property, the long driveway and double detached garage will catch your eye with plenty of room to park your toys. The heated and insulated 26 ft x 24 ft garage was rebuilt from the pad up and boasts 220V wiring, 10-ft ceilings and a 9 ft door. The perfect MANCAVE! The home was FULLY RENOVATED in 2017 and includes all new: roof, insulation, windows, fiberglass doors, extra insulation under the Royal Celect siding, PEX plumbing, upgraded electrical panel, high efficiency furnace, hot water heater, air conditioner, drywall with rounded corners and smoke detectors hard wired as per 2017 code and more! Kitchen has newer stainless-steel appliances, maple cabinets and dazzling quartz countertops. The laundry room has a front-load washer and dryer plus wash tub. The insulated crawl space has a concrete floor, so you even have bonus storage for seasonal décor or luggage. Are you INTRIGUED YET? Call to book your showing today and come experience what Beaconhill has to offer!

Built in 1974

### Essential Information

MLS® #	A2206739
Price	\$579,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,043
Acres	0.18
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	133 Beaufort Crescent
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2T9

## Amenities

Parking Spaces	6
Parking	Double Garage Detached, Front Drive, Heated Garage, Oversized, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Blower Fan, Family Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Pie Shaped Lot, Private, Greenbelt
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	26
Zoning	R1

## Listing Details

Listing Office          People 1st Realty

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