

# \$370,000 - 169 Beaufort Crescent, Fort McMurray

MLS® #A2251583

**\$370,000**

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

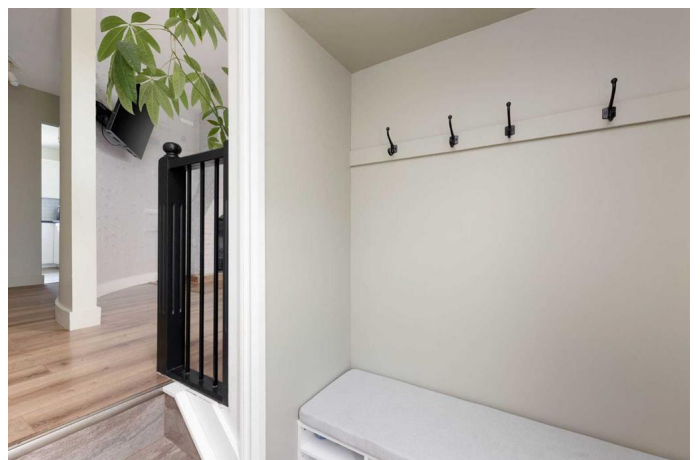
Beacon Hill, Fort McMurray, Alberta

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® #    | A2251583  |
| Price     | \$370,000 |
| 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    | August 29th, 2025 |
| Days on Market | 23                |
| Zoning         | R1                |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.