



GRASSROOTS
REALTY GROUP

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**136 Beaumont Crescent
Fort McMurray, Alberta**

MLS # A2275490



\$299,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,028 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Street Lighting, Yard Lights		

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