



GRASSROOTS
REALTY GROUP

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**144 Beaumont Crescent
Fort McMurray, Alberta**

MLS # A2333719



\$359,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,160 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Carport, Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SOLD AS IS WHERE IS

Welcome to 144 Beaumont Crescent, located on a spacious corner lot in the quiet area of Beacon Hill. This lot has so much to offer with 2 driveways- one leading to the 24' x 27' detached garage and the second driveway leading to a carport. This home offers a ton of potential offering a spacious main floor layout featuring a bright living room with wood fireplace, formal dining room, kitchen with cream coloured cabinetry, main floor laundry, a 4PC bathroom and 3 bedrooms, including the primary bedroom with a 2 PC ensuite. The bilevel floor plan offers a separate entry to the basement. This property is close to the beautiful Beacon Hill walking and biking trails, schools, and all amenities. SOLD AS IS WHERE IS!