



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**133 Beaumont Crescent
Fort McMurray, Alberta**

MLS # A2352623

\$439,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,736 sq.ft.	Age:	1974 (52 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Front, Off Street, On Street, Oversized, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Fridge x2, Stove x2, Dishwasher, Microwave x2, Washer and Dryer

Six bedrooms, no neighbours behind you, and priced under \$440,000 in Beacon Hill. Welcome to 133 Beaumont Crescent, a single family two storey home set on a lot of over 7,000 sq ft on a quiet crescent south of the bridge. The backyard opens onto green space with a baseball diamond, playgrounds, and Good Shepherd Community School just steps away, making it a wonderful fit for a growing family. Shopping, Highway 63, and downtown Fort McMurray are all a short drive from home. Outside, a large concrete driveway fits three vehicles, along with a single attached garage. The fully fenced backyard offers plenty of room for kids and pets to play, plus a storage shed for your outdoor gear. Inside, a spacious entryway with a nearby coat closet welcomes you home. The living room features hardwood flooring and a tiled wood burning fireplace framed by built-in shelving, creating a warm place to gather. The dining room easily fits a longer table, so there is room for the whole family and guests at dinner. The kitchen offers white cabinets that reach the ceiling, including glass front uppers for displaying your favourite pieces, ample counter space, a built-in desk area, and a peninsula with seating for three. Step out from the kitchen to the backyard. A four piece bathroom and main floor laundry complete this level. Upstairs, the primary bedroom offers its own two piece ensuite, joined by three more bedrooms and a full bathroom. The illegal basement suite has its own separate side entrance and includes two good sized bedrooms, a three piece bathroom, a full kitchen with a white subway tile backsplash and tile flooring, a spacious living room, washer and dryer hookups, and a large utility room with plenty of storage. Request your private showing experience today.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of ROYAL LEPAGE BENCHMARK. Information is believed to be reliable but not guaranteed.