

\$228,000 - 133 Beale Crescent, Fort McMurray

MLS® #A2176366

\$228,000

4 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 0.14 Acres

Beacon Hill, Fort McMurray, Alberta

Investor's Special in the Heart of Beacon Hill!

Welcome to 133 Beale Crescent, an ideal project for contractors, investors, and flippers looking to unlock the full potential of this Beacon Hill property. With a functional layout, the main floor includes three bedrooms and 1.5 bathrooms, while the basement adds an extra bedroom, a full bathroom, and ample room for further customization. Set on a generous lot, this home is just minutes from downtown, Keyano College, and the industrial area, offering both convenience and value.

This home has all the makings of your next successful project! With a solid foundation and layout, it's ready for your creativity and vision. Imagine crafting a stunning living space, transforming each room with modern finishes, and adding your unique touch to make this property shine.

Take advantage of the large lot for endless outdoor potential, from creating a peaceful backyard retreat to expanding the footprint of the home. Embrace the sweat equity opportunity here—there's room to add considerable value for the right buyer.

Please note: This property is sold "as is, where is," with no warranties or representations. Offers must remain open for at least two weeks, and Schedule A must be attached to



all offers. Call today for more details on this fantastic Beaconhill opportunity!

Built in 1974

Essential Information

MLS® #	A2176366
Price	\$228,000
Sold Price	\$230,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,176
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	133 Beale Crescent
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2T3

Amenities

Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Laminate Counters
Appliances	None
Heating	Central
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	City Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2024
Date Sold	November 6th, 2024
Days on Market	7
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	EXP REALTY
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