

100 Beardsley Crescent  
Fort McMurray, Alberta

MLS # A2297394



## \$639,900

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,555 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot, Street Lighting, Yard Lights		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Mini Fridge, Windows Covering, Garage remote, Air Conditioner, dog house and solar panels

Welcome to 100 Beardsley Crescent, a beautiful 5-bedroom, 3-bathroom bungalow located on a spacious pie-shaped lot in the desirable community of Beacon Hill, offering over 3,000 sq ft of total living space, a HEATED double garage, CENTRAL AIR, HOT WATER ON DEMAND, SOLAR PANELS for added efficiency, walk-in-closets in most bedrooms, and rough-in for surround sound throughout. Built in 2017, this well-appointed home features a bright open-concept layout with large windows, durable vinyl flooring throughout, and QUARTZ COUNTERTOPS carried consistently through the entire home for a cohesive and modern finish. The main floor offers a welcoming living room with a stone feature wall fireplace, a spacious dining area with doors providing easy access to the rear deck for seamless indoor-outdoor entertaining, and a well-designed kitchen complete with a large island, breakfast bar, pantry, and ample white cabinetry. The primary bedroom provides a comfortable retreat with a walk-in closet and a private ensuite featuring a jetted tub and stand-up shower, while two additional bedrooms, a full bathroom, and a convenient main floor laundry room complete this level. The fully finished basement adds even more functional space with a large recreation/games room with wet bar, two additional bedrooms, a full bathroom, and plenty of storage throughout the home. Step outside to enjoy the private backyard with dog house, a large deck and natural gas BBQ hookup, perfect for outdoor entertaining. Located close to parks, trails, and amenities, this property offers the perfect combination of space, comfort, and modern features for family living. Book your private showing today!