



## 137 Beaufort Crescent Fort McMurray Alberta

\$435,900

Welcome to 137 Beaufort Crescent; Discover the charm of this incredible family home that offers a comfortable and cozy atmosphere and has seen numerous exterior updates over the years that include shingles, windows, siding, and support pillars. The main floor layout creates a warm and inviting ambiance with a well-designed living room and dining area that has been recently refreshed with a fresh coat of paint and seamlessly connects to the kitchen. The kitchen is equipped with new stainless steel appliances and ample cupboard space - providing both functionality and style. Sunlight floods through the generous windows, illuminating every corner with natural light. Journey down the hallway to discover two spacious hall closets for convenient storage, three inviting bedrooms, and a shared, tastefully updated 4-piece bathroom. The primary bedroom offers ample space for a king-sized bed and features an updated 2-piece ensuite for added convenience. Descend to the lower level, where newer carpeting sets the stage for a sprawling family room, perfect for both entertainment and relaxation. A flexible space, currently utilized as an office, adjoins the family room along with the fourth bedroom. Completing this level is a laundry/utility room, an additional large closet, and a 3-piece bathroom. Outside, this home sits on a spacious 6,237 SF greenbelt lot offering ample space for outdoor enjoyment! The fully fenced yard features a two tiered deck and enough space for a trampoline or pool. Recently installed cold and hot taps make it ideal for kids to enjoy outdoor water play during the warm summer months. The detached 15'3" x 21'2" heated garage, extra long driveway and recently added front parking pad offer plenty of space to park your vehicles, toys and RV's. Notable upgrades include: furnace (2022), hot water tank (2022), water softener (2021), insulation & vapour barrier (2...

3pc Bathroom 7.25 Ft x 8.25 Ft

Bedroom 11.42 Ft x 8.58 Ft

Laundry room 12.58 Ft x 10.42 Ft

Office 11.58 Ft x 10.42 Ft

Recreational, Games room 24.83 Ft x 20.25 Ft

2pc Bathroom 4.25 Ft x 4.92 Ft

Bedroom 12.08 Ft x 9.92 Ft

Bedroom 8.83 Ft x 9.17 Ft

Dining room 12.25 Ft x 9.42 Ft

Kitchen 12.25 Ft x 13.58 Ft

Living room 14.50 Ft x 14.58 Ft

Primary Bedroom 12.17 Ft x 11.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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