

**148 Beardsley Crescent
Fort McMurray, Alberta****MLS # A2231931****\$98,900****Division:** Beacon Hill**Lot Size:** 0.13 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** RMH**Water:** -**Sewer:** -**Utilities:** -

Small town neighbourhood feel is what you get with 148 Beardsley Crescent in Beacon Hill. This is a community where neighbours become friends :) This vacant lot is situated in close proximity to all of Fort McMurray's beautiful rivers, the walking trails around Beacon Hill and the great beauty Fort McMurray's nature has to offer. The amenities available in Beacon Hill are, a very nice dog park, 2 schools, one Public, one Catholic, with many playgrounds, a spray park and Frank Lacroix arena. An awesome mini mall with a convenience store, among other great businesses, not to mention the great variety of home based businesses in Beacon Hill! This lot allows you to build the home of your dreams! The lot size is 5777 sqft allowing room for a good sized home, garage, great parking and yard space to develop into whatever you need. Garden? Firepit? All of the above? Sure! Within just a few minutes drive is a gas station/convenience store, two hotels, a grocery store and fast food & restaurants. Close proximity as well to the hospital, airport, ski hill and golfing! Take a drive through Beacon Hill, have a look at the lot and envision the truly great quality of life style available to you with a home built on 148 Beardsley Crescent :)