

# **\$679,900 - 112 Beaverlodge Close, Fort McMurray**

MLS® #A2221021

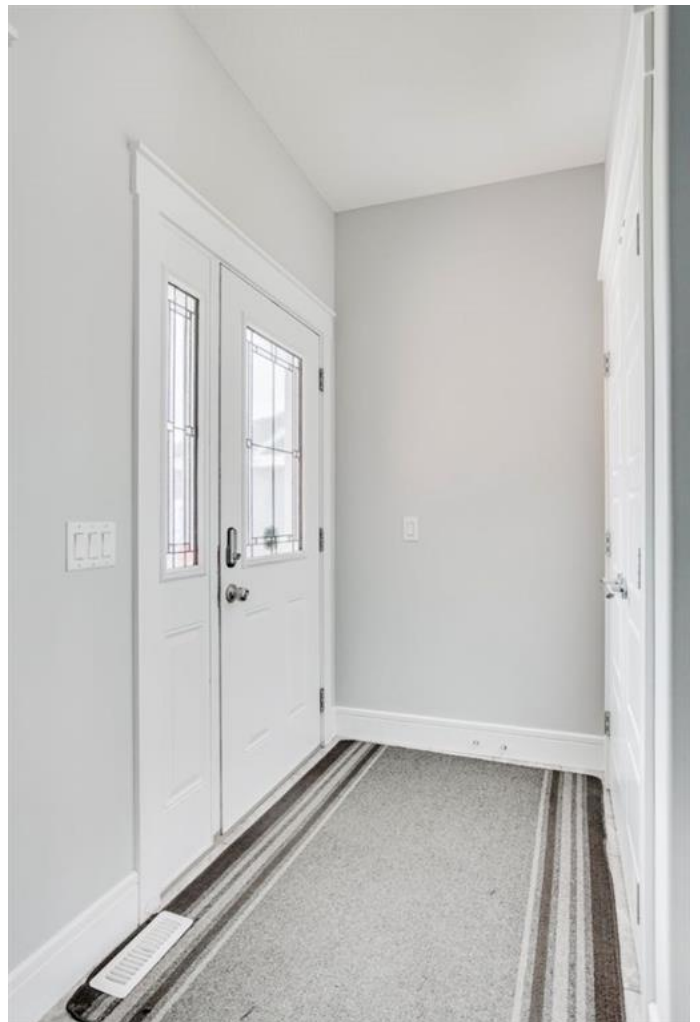
**\$679,900**

5 Bedroom, 4.00 Bathroom, 1,808 sqft

Residential on 0.15 Acres

Beacon Hill, Fort McMurray, Alberta

Welcome to this stunning two-storey home nestled in the desirable Beacon Hill! Boasting 1,800+ sq ft of thoughtfully designed living space on a generous landscaped lot - this property offers the perfect blend of comfort, functionality, and style. As you step inside, you are greeted with a bright and airy feel with neutral paint, tons of natural light and lvp flooring. The classic white kitchen is complete with granite countertops, stainless steel appliances, a corner pantry, and a large island perfect for prep or entertaining as the open concept space leads to a large dining and living room equipped with a gas fireplace. A convenient main floor office provides the perfect space to work from home, and a half bath beside the garage entrance makes up the main floor. Heading upstairs, the upper-level bonus room is ideal for family movie nights, a playroom, or an extra lounge area or even 4th upstairs bedroom potential. The large primary bedroom features vaulted ceilings, a walk in closet, and dreamy ensuite. Additionally on the upper floor there are, two secondary bedrooms, upstairs laundry(new washer and dryer 2025) and a spacious 4pc bath. Heading to the basement, there are 2 massive bedrooms and a 5pc bathroom with elegant finishes & in-floor heat! The fully fenced backyard features two sheds for extra storage (8x16 and 12x20), a two-tiered deck with a beautiful privacy pergola, and the expansive driveway can easily accommodate up to 5 vehicles, plus there's convenient RV parking!



Other key features of this home include an attached double heated garage, central a/c for the approaching summer months, and a gas hookup behind the stove if a gas range is desired. This 2017 home has been loved and meticulously cared for and is ready for its next owners! Don't miss this opportunity to own a spacious, move-in-ready home in one of the area's most sought-after neighbourhoods!

Built in 2017

### Essential Information

MLS® #	A2221021
Price	\$679,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,808
Acres	0.15
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	112 Beaverlodge Close
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2V5

### Amenities

Parking Spaces	8
Parking	Concrete Driveway, Double Garage Attached, Additional Parking, RV Access/Parking

# of Garages 2

## Interior

Interior Features Granite Counters, No Smoking

Appliances Central Air Conditioner, Dishwasher, Hardwood Coverings, Dryer, Microwave

Heating Forced Air

Cooling Central Air

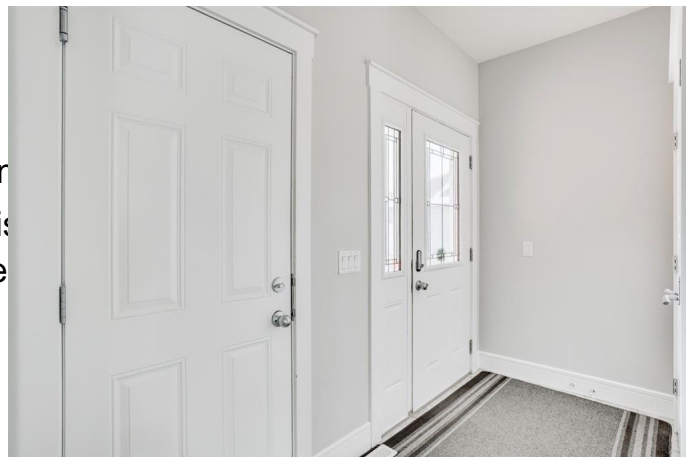
Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full



## Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Landscaped, Private

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 14th, 2025

Days on Market 62

Zoning R1

## Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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