



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 BEAVERLODGE Close, Fort McMurray T9H 2V6**

MLS@#: **A2152165**      Area: **Beacon Hill**      Listing Date: **07/24/24**      List Price: **\$114,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Fort McMurray**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **7,369 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**180**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title:      Zoning: **R1**  
**Fee Simple**  
 Fee Freq:  
**Annually**  
 Legal Desc: **3382TR**

Remarks

Pub Rmks: **YOU COULD LIVE HERE... this lot is located in the Wonderful Heart of Beaconhill. Close to schools, walking trails and a dog park. you can truly build your dream home here today. Get it before it's gone and build something you will have for years to come. Call for more info**

Inclusions: **N/A**

Property Listed By: **EXP REALTY**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**