



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

45
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 Legal/Tax/Financial | Level | Dimensions |
|------|-------|------------|-----------------------------|-------|------------|
|------|-------|------------|-----------------------------|-------|------------|

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**

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