



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**260 BEAVERGLEN Close, Fort McMurray T9H2V3**

MLS®#: **A2152286**      Area: **Beacon Hill**      Listing Date: **07/24/24**      List Price: **\$109,900**  
 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: **74,596 sqft**  
 Lot Shape:

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

DOM

**54**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access: **Direct Access**  
 Lot Feat: **Back Yard,Cleared,Front Yard,Level,Street Lighting**  
 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
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Title:  
**Fee Simple**  
Legal Desc:

**3382TR**

Zoning:  
**R1**

Remarks

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Pub Rmks: **YOUR DREAM HOME GOES HERE ... this amazing one of a kind lot is ready for you to build your next dream home on. Nested in the heart of Beacon Hill, close to schools, walking trails and a dog park. The area has so much to offer and you will love everything about this lot. Buy it now and get the home you always wanted built today. 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**