



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**193 BEAVERGLEN Close, Fort McMurray T9H 2V4**

MLS®#: **A2171717**

Area: **Beacon Hill**

Listing Date: **10/15/24**

List Price: **\$534,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **6,964 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,083**  
Low Sqft:  
Ttl Sqft: **1,083**

DOM

**2**

Layout

Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Irregular Lot,Landscaped**  
Park Feat: **Double Garage Detached,Heated Garage,RV Access/Parking,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Fireplace(s),Natural Gas,Wood Stove**  
Sewer:  
Ext Feat: **None**

Construction: **Mixed**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Double Vanity,Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	9`10" x 10`0"
Dining Room	Main	5`10" x 12`9"	Foyer	Main	13`8" x 6`0"
Kitchen	Main	11`11" x 15`1"	Living Room	Main	11`2" x 12`9"
Bedroom - Primary	Main	13`0" x 12`5"	Walk-In Closet	Main	13`5" x 6`9"
3pc Bathroom	Basement	0`0" x 0`0"	Bedroom	Basement	12`5" x 9`11"
Bedroom	Basement	8`7" x 11`8"	Game Room	Basement	16`8" x 14`9"
Furnace/Utility Room	Basement	16`3" x 6`7"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**3382TR**

Remarks

Pub Rmks: **Welcome to 193 BEAVERGLEN CLOSE, a fully developed BUNGALOW on a large corner lot in the heart of Beacon Hill. As you enter the home you are welcomed by the great natural lighting and open floor plan. The living room sits to your right, ahead you will see the dining area and the bright beautiful kitchen. The kitchen features shaker cabinets to the ceiling, STAINLESS STEEL APPLIANCES, a tile backsplash and built-in cutting board in the island. There is deck access from the kitchen, perfect for grilling. Down the hallway you will find two bedrooms; one a spacious primary with a generous walk-in closet. The shared main/ensuite bathroom offers a double vanity. Heading downstairs you will find a cozy family room with a GAS FIREPLACE and a beautiful WET BAR, perfect for movie nights. Completing this level are two bedrooms plus a full bathroom & the SEPARATE ENTRANCE. Moving outside you will find a 20'x25' fully drywalled, DOUBLE DETACHED GARAGE heated with both natural gas and a wood stove. The large corner lot has a great CURB APPEAL, and the extended driveway offers room for the toys or RV. Don't miss this great opportunity, book your private tour today.**

Inclusions: **Fridge x2, stove, dishwasher x2, microwave, washer/dryer**  
Property Listed By: **EXP REALTY**

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









