



THE
A-TEAM

**RE/MAX
FIRST**

149 BEAVERGLEN Close, Fort McMurray T9H 2V4

MLS®#: **A2172715**

Area: **Beacon Hill**

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

List Price: **\$459,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2017**
Lot Information
Lot Sz Ar: **6,765 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,334**
Low Sqft:
Ttl Sqft: **1,334**

DOM

18
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace**
Sewer:
Ext Feat: **None**

Construction: **See Remarks**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	0`0" x 0`0"
Great Room	Main	15`4" x 13`10"
Kitchen	Main	12`8" x 11`9"
Walk-In Closet	Main	7`0" x 12`1"
5pc Bathroom	Basement	11`11" x 13`3"
Bedroom	Basement	11`11" x 13`3"

Room	Level	Dimensions
5pc Ensuite bath	Main	0`0" x 0`0"
Laundry	Basement	0`0" x 0`0"
Dining Room	Main	12`8" x 13`10"
Bedroom - Primary	Main	15`3" x 12`1"
Bedroom	Main	11`7" x 11`3"
Bedroom	Basement	12`1" x 13`3"
Family Room	Basement	26`4" x 20`4"

Furnace/Utility Room

Basement

11`7" x 9`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3382TR

Zoning:
R1

Remarks

Pub Rmks: **FANTASTIC FIND! This beautiful bi level home is located only minutes to highway 63 and downtown Fort McMurray, dog park, trails, and schools. Beacon Hill is one of Fort McMurray's sought out communities to live! This home features 2 bedrooms and 2 bathrooms, and laundry upstairs with an OPEN CONCEPT floor plan that seamlessly flows from the great room with fireplace to the dining room and kitchen that has its own island, lots of beautiful cabinetry and a back door leading to your own deck and yard. The Primary bedroom features a walk through closet into your 5 pc ensuite bath. The basement is developed with 2 more bedrooms, and a 5 pc bathroom, huge family room with wet-bar and laundry. So many things to love about this home including the HUGE CORNER LOT and attached double car garage! Super deal! Call now before its gone like the wind! Property is sold as is where is without any seller's warranties or representations. Schedule A must accompany all offers.**

Inclusions:
Property Listed By:

N/A
RE/MAX FORT MCMURRAY

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







