



**224 BEAVERLODGE Close, Fort McMurray T9H 2V5**

MLS®#: **A2174578** Area: **Beacon Hill** Listing Date: **10/29/24** List Price: **\$749,900**  
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **8,986 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,982**  
 Low Sqft:  
 Ttl Sqft: **1,982**

DOM

**22**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Front Yard**  
 Park Feat: **Concrete Driveway,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

Construction:  
**Mixed**  
 Flooring:  
**Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Sump Pump(s),Tankless Hot Water,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	5`8" x 15`6"
Foyer	Main	10`4" x 9`6"	Kitchen	Main	11`7" x 15`6"
Living Room	Main	13`9" x 15`6"	Mud Room	Main	11`7" x 6`8"
4pc Bathroom	Second		5pc Ensuite bath	Second	
Bonus Room	Second	18`1" x 13`6"	Bedroom	Second	10`4" x 10`11"
Bedroom	Second	10`3" x 11`1"	Bedroom - Primary	Second	15`1" x 12`6"
4pc Bathroom	Basement		Bedroom	Basement	9`7" x 12`1"

Game Room

Basement

29`7" x 12`0"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

10`11" x 12`0"

Title:  
**Fee Simple**  
Legal Desc:

3382TR

Zoning:  
**R1**

Remarks

Pub Rmks:

**Welcome to 224 BEAVERLODGE CLOSE! This impressive 1952 sqft WALKOUT 2-storey home offers both space and STUNNING views. Step inside to a generous foyer with ample storage for boots & coats. Moving into the beautiful living room featuring hardwood floors, a cozy gas fireplace and large windows capturing the breathtaking view. The dining area is perfect for gathering, with space for a large table and direct access to the rear deck, where you can enjoy unobstructed views stretching to the Athabasca River. The kitchen is a chef's dream, showcasing dark cabinetry that reaches the ceiling, an oversized island, beautiful granite countertops, tile backsplash, stainless steel appliances including a gas stove, and a convenient pantry. Off the kitchen you'll find a two piece bathroom, perfect for guests. An oversize boot room with additional storage space leads into the attached HEATED TRIPLE garage (31'x27') that has room for vehicles, gear, toys and all the extras. Heading up to the second floor, you'll find a sizeable BONUS ROOM with tall ceilings and large windows that fill the space with natural light. Finishing off with a full bathroom and 3 generous bedrooms, including the primary which features a luxurious FIVE PIECE ENSUITE with double vanities, a relaxing soaker tub, and a large walk-in closet. The WALKOUT basement provides even more space, with a large rec room, an additional bedroom, a full bathroom, and a roomy utility/laundry area. Outside, this home sits on a massive 8,986 sq ft lot, perfect for outdoor enjoyment. Don't miss the chance to own this well designed, expansive home in Beacon Hill. Book your tour today!**

Inclusions:  
Property Listed By:

**Fridge, gas stove, washer/dryer, dishwasher, water softener, garage door remotes  
EXP REALTY**

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











