



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2195344**

Area: **Beacon Hill**

Listing Date: **02/23/25**

List Price: **\$669,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2016**

Finished Floor Area  
Abv Sqft: **1,434**

Lot Information

Lot Sz Ar: **12,456 sqft**  
Lot Shape:

Low Sqft:  
Ttl Sqft: **1,434**

DOM

**36**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Gentle Sloping,Irregular Lot,Landscaped,Lawn,Pie Shaped Lot,See Remarks,Sloped Down,Street Lighting  
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Other,Storage**

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

Kitchen Appl: **See Remarks**

Int Feat: **Chandelier,French Door,High Ceilings,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	11`6" x 12`5"
Foyer	Main	9`1" x 8`2"
Living Room	Main	17`2" x 14`4"
Walk-In Closet	Main	5`9" x 8`3"
4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	11`10" x 14`9"

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	20`5" x 9`2"
Kitchen	Main	15`5" x 14`1"
Bedroom - Primary	Main	13`8" x 12`4"
Office	Main	12`8" x 9`4"
Bedroom	Basement	11`3" x 11`8"
Game Room	Basement	18`2" x 17`0"

<b>Kitchen</b>	<b>Basement</b>	<b>15` 4" x 9` 9"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>20` 4" x 13` 10"</b>
			Legal/Tax/Financial		

Title:	Zoning:
<b>Fee Simple</b>	<b>R1</b>
Legal Desc:	<b>3382TR</b>

Remarks

Pub Rmks: **Welcome to 228 Beaverlodge Close, a fully developed 2017 built bungalow on a 1/3 acre lot with 2 bedroom walkout LEGAL SUITE, attached garage, central air and so much more! As you enter the home you are immediately welcomed by the spacious, designated foyer and bright natural light. Heading up a couple of steps you enter the open main floor, the living room sits to your left, complete with a gas fireplace, ahead the dining area and the bright beautiful kitchen to the right. The kitchen boasts white cabinetry, stainless fridaire appliances, PANTRY for added storage and sliding glass door access to the side deck. Off of the dining area you will see a DEN/OFFICE with french doors; this room could be converted to a third main level bedroom if required. The convenient main floor laundry is found in the hall, and at the rear of the home sits the primary bedroom with ensuite & walk-in closet, a main full bathroom and the second main level bedroom. Heading downstairs to your left you will find a spacious utility room that is also home to a workshop and added space for storage. To the right is the entrance to a well appointed two bedroom WALK-OUT 2 BEDROOM SPACIOUS LEGAL SUITE with in-floor heat, brick patio, great layout and high ceilings. The kitchen offers the same beautiful white cabinets and stainless fridaire appliances as the main level and overlooks the spacious living area. The two suite bedrooms are spacious with good sized closets. Completing this level are the laundry and full bathroom. This beautiful home sits on a lot just under a THIRD OF AN ACRE with space for the main home and suite to have their own designated areas, a brick patio at the walkout and a great deck off of the side of the main home. With an access along the side and the rear of the home this property has only one shared neighbor. This property checks so many boxes with its great curb appeal, front veranda, HARDIE PLANK SIDING, natural lighting, high ceilings, DOUBLE ATTACHED GARAGE, central air and legal suite. Be sure to book your viewing today!**

Inclusions: **Upstairs: stove, microwave, dishwasher, refrigerator with ice maker, washer and dryer, two TVs with wall mounts Downstairs: stove, microwave, dishwasher, refrigerator with ice maker, washer and dryer All custom blinds, shed, quonset, fire pit, garage fridge**

Property Listed By: **EXP REALTY**

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











