



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**268 BEAVERGLEN Close, Fort McMurray T9H 2R4**

MLS®#: **A2210302**

Area: **Beacon Hill**

Listing Date: **05/27/25**

List Price: **\$899,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2025**

Lot Information

Lot Sz Ar:

**7,006 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,335**

Low Sqft:

Ttl Sqft:

**2,335**

DOM

**43**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**6**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard**

**Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Parking Pad,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

**Vinyl Siding**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat:

**Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom</b>	<b>Second</b>	<b>3`3" x 3`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>3`3" x 3`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>3`3" x 3`3"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>3`3" x 3`3"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>3`3" x 3`3"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>3`3" x 3`3"</b>

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**3382TR**

Zoning:

**R1**

Remarks

Pub Rmks:

**Welcome to 268 Beaverglen Close: Currently under construction and set for completion in October 2025, this stunning luxury home will offer all the high-end finishes and quality craftsmanship you've come to expect from local builder KUTA Homes. Spanning an impressive 2,335 sq/ft above grade, the thoughtfully designed layout features a spacious open-concept floor plan, soaring ceilings, and designer finishes throughout. Expect high-end cabinetry and premium countertops in both the kitchen and bathrooms, all crafted with modern aesthetics and function in mind. The oversized triple car garage provides ample space for vehicles and storage, while included upgrades such as a garage heater, central air conditioning, broom-finished concrete driveway, and front landscaping with final grade ensure comfort and convenience from the moment you move in. This home will also be backed by the 10-Year Alberta New Home Warranty for added peace of mind. A rare opportunity to own a brand-new luxury home in Fort McMurray—don't miss your chance to make it yours. Photos are renderings only. See supplements for additional details.**

Inclusions:

**Garage Heater.**

Property Listed By:

**The Agency North Central Alberta**

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

