



THE
A-TEAM

**RE/MAX
FIRST**

128 BEAVERLODGE Close, Fort McMurray T9H 2Y5

MLS®#: **A2216265**

Area: **Beacon Hill**

Listing Date: **04/30/25**

List Price: **\$910,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2019

Lot Information

Finished Floor Area

Lot Sz Ar:

7,277 sqft

Lot Shape:

Abv Sqft:

2,761

Low Sqft:

Ttl Sqft:

2,761

DOM

9

Layout

Beds:

7 (5 2)

Baths:

4.5 (4 1)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard

Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Fireplace(s),Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco

Flooring:

Carpet,Marble,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Central Air Conditioner,Dishwasher,Microwave,Washer/Dryer

Int Feat:

Closet Organizers,Kitchen Island

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 4`11"	Dining Room	Main	18`3" x 9`2"
Bedroom	Main	12`8" x 9`0"	Foyer	Main	16`1" x 9`2"
Kitchen	Main	18`3" x 13`2"	Living Room	Main	18`3" x 13`9"
Mud Room	Main	9`1" x 7`6"	Pantry	Main	7`2" x 7`6"
3pc Ensuite bath	Second	7`9" x 5`0"	5pc Bathroom	Second	12`4" x 5`3"
5pc Ensuite bath	Second	16`5" x 9`3"	Bedroom	Second	8`11" x 13`3"
Bedroom	Second	10`8" x 9`9"	Bedroom	Second	12`1" x 15`1"

Bonus Room	Second	13`7" x 20`7"	Laundry	Second	6`2" x 7`11"
Bedroom - Primary	Second	18`8" x 15`5"	Walk-In Closet	Second	5`6" x 9`0"
5pc Bathroom	Lower	11`3" x 5`0"	Bedroom	Lower	11`3" x 9`11"
Bedroom	Lower	15`4" x 9`4"	Kitchen	Lower	11`9" x 11`9"
Game Room	Lower	21`9" x 18`2"	Furnace/Utility Room	Lower	11`3" x 5`8"
Legal/Tax/Financial					

Title:	Zoning:	
Leasehold	R1	
Legal Desc:	3382TR	Remarks

Pub Rmks:	<p>Prepare to be captivated by this exceptional custom-built home where no detail has been overlooked. This modern farmhouse masterpiece offers 7 bedrooms and 5 bathrooms, including 5 bedrooms above ground. In the basement you will find a 2 legal basement suite—perfect for extended family or rental income. From the moment you arrive, the striking curb appeal will draw you in. Step through the impressive 8-foot front door into a grand foyer with soaring vaulted ceilings and an abundance of black-framed windows surrounding the staircase, flooding the space with natural light. Designed for entertaining, the heart of the home is a chef-inspired kitchen featuring a massive eat-up island, a Thermador 6-burner gas range, floor-to-ceiling cabinetry, and an expansive butler’s pantry. The open-concept layout continues with luxury vinyl plank flooring, Pottery Barn crystal light fixtures, and a one-of-a-kind gas fireplace that serves as a stunning focal point. Also on the main level is a versatile room with its own bathroom—ideal as a guest room, home office, or quiet retreat. Upstairs, you'll find four spacious bedrooms, a convenient laundry room, and three additional bathrooms, including a luxurious ensuite. A generous bonus room with a cozy fireplace offers the perfect space for family movie nights or a kids’ play area. Off the primary suite, enjoy your morning coffee or evening unwind on a private balcony overlooking the backyard. The fully finished basement features a beautifully appointed 2-bedroom legal suite, complete with its own kitchen, living area, bathroom, and separate entrance. Step outside to enjoy the fully fenced yard, complete with a spacious deck—perfect for entertaining or relaxing in privacy. The oversized triple garage is a showstopper, featuring a drive-through door for added convenience. A massive driveway offers ample parking, along with enough parking for an RV, making this home as practical as it is beautiful.</p>
Inclusions:	Thermador gas stove, 2 dishwashers, 2 fridges, stove, microwave, all window coverings, 2 washers, 2 dryers, shed
Property Listed By:	RE/MAX Connect

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









