



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2221021**

Area: **Beacon Hill**

Listing Date: **05/14/25**

List Price: **\$679,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$10k, 12-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2017**  
Lot Information  
Lot Sz Ar: **6,700 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,808**  
Low Sqft:  
Ttl Sqft: **1,808**

DOM

**52**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **8**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Landscaped,Private**

**Additional Parking,Concrete Driveway,Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**  
Int Feat: **Granite Counters,No Smoking Home,Sump Pump(s),Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**  
Legal Desc:

**3382TR**

Zoning: **R1**

## Remarks

Pub Rmks:

Welcome to this stunning two-storey home nestled in the desirable Beacon Hill! Boasting 1,800+ sq ft of thoughtfully designed living space on a generous landscaped lot - this property offers the perfect blend of comfort, functionality, and style. As you step inside, you are greeted with a bright and airy feel with neutral paint, tons of natural light and lvp flooring. The classic white kitchen is complete with granite countertops, stainless steel appliances, a corner pantry, and a large island perfect for prep or entertaining as the open concept space leads to a large dining and living room equipped with a gas fireplace. A convenient main floor office provides the perfect space to work from home, and a half bath beside the garage entrance makes up the main floor. Heading upstairs, the upper-level bonus room is ideal for family movie nights, a playroom, or an extra lounge area or even 4th upstairs bedroom potential. The large primary bedroom features vaulted ceilings, a walk in closet, and dreamy ensuite. Additionally on the upper floor there are, two secondary bedrooms, upstairs laundry(new washer and dryer 2025) and a spacious 4pc bath. Heading to the basement, there are 2 massive bedrooms and a 5pc bathroom with elegant finishes & in-floor heat! The fully fenced backyard features two sheds for extra storage (8x16 and 12x20), a two-tiered deck with a beautiful privacy pergola, and the expansive driveway can easily accommodate up to 5 vehicles, plus there's convenient RV parking! Other key features of this home include an attached double heated garage, central a/c for the approaching summer months, and a gas hookup behind the stove if a gas range is desired. This 2017 home has been loved and meticulously cared for and is ready for its next owners! Don't miss this opportunity to own a spacious, move-in-ready home in one of the area's most sought-after neighbourhoods!

Inclusions:

Property Listed By:

**Sheds, Garage Heater  
ROYAL LEPAGE BENCHMARK**

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





















