



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**129 BEAVERIDGE Close, Fort McMurray T9K 2V8**

MLS®#: **A2232550**

Area: **Beacon Hill**

Listing Date: **06/20/25**

List Price: **\$849,888**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2018**  
Lot Information  
Lot Sz Ar: **6,930 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,748**  
Low Sqft:  
Ttl Sqft: **2,748**

DOM

**1**  
Layout  
Beds: **6 (4 2 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard**

**220 Volt Wiring, Driveway, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency, In Floor, Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony, Private Entrance, Private Yard**

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

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Refrigerator**  
Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`0"
5pc Bathroom	Upper	12`0" x 7`11"
Bedroom	Upper	12`0" x 11`1"
Bedroom - Primary	Upper	17`0" x 13`2"
4pc Ensuite bath	Basement	8`8" x 5`0"
Bedroom	Basement	11`5" x 10`0"

Room	Level	Dimensions
Bedroom	Main	11`11" x 10`4"
5pc Ensuite bath	Upper	12`0" x 14`1"
Bedroom	Upper	14`1" x 11`2"
4pc Bathroom	Basement	5`0" x 9`4"
Bedroom	Basement	11`4" x 17`11"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**3382TR**

Remarks

Pub Rmks:

**OPEN HOUSE SATURDAY JUNE 21, 2025 11AM-1PM. INCREDIBLE CUSTOM BUILD WITH OVER 4000 SQ FT OF LIVING SPACE ON JUST UNDER A 7000 SQ FT LOT, ATTACHED TRIPLE HEATED GARAGE WITH 220 VOLT, INFLOOR HEAT, VAULTED CEILINGS AND A SUN ROOM., 9 ft CEILINGS ON ALL THREE LEVELS, LUXURY HIGH END FINISHINGS TOP TO BOTTOM. This Beaconhill Beauty has everything you are looking for in a home for features and extras. This 2018 Built home begins with a beautifully landscaped yard, that is fully fenced, and offers a extra wide stamped concrete driveway, front veranda, loads of shrubs and perennials, a massive back yard covered deck and a upper private balcony off the master bedroom. The attached heated garage has two car parking and a separate shop area with 220 volt and is heated with in floor heat. Introducing the stunning interior of this home. You are greeted by a large foyer, with vaulted ceilings, huge windows making a bright front great room with a gas fireplace. Then you take the corner to this dream kitchen that is massive and offers custom cabinets, huge island with eat up break fast bar, built wall oven and microwave, gas range, tiled back splash, and then the amazing massive walk through pantry with built in stand up freezer and loads of shelving and storage. There kitchen overlooks the huge dining room. The main level continues with a office or 4th upper level bedroom as this space has a closet. The main level has an additional sun room. What a great space that can be perfect for a children's play room, additional living room or a plant ladies dream space. The main level is complete with a huge mud room with built ins, and a 2 pc bathroom. Take the beautiful staircase to the upper level with the landing that overlooks the main level. There are 3 oversized bedrooms and two 5pc bathrooms.. The Primary bedroom features a walk in closet with built ins, and a 5 pc ensuite with double sinks, walk in tiled shower and a jetted tub. Added feature of this bedroom oasis is the private balcony with river valley views, this space is generous offering room for large patio furniture. The upper level also features a laundry room with built in cabinets and sink. Both the 2nd and 3rd bedrooms offer walk in closets. The fully finished lower level offers a fantastic layout where you will enjoy watching your sporting events as you entertain friends and family with your custom wet bar. This space is finished with in floor heat, and a large family room, den and a 5th bedroom with full ensuite , and a 6th bedroom and another full bathroom. Other features of this must see home is 2 central air units, hot water on demand, pot lighting inside and out, loads of storage space. You will notice when you walk through this home a lot of thought and detail went into the design of this home and not money was spared when home was completed with luxury and quality. Call to day for your private tour on this turn key home, in beautiful Beaconhill closes to schools, parks, walking trails.**

Inclusions:  
Property Listed By:

**Fridge, gas cooktop, dishwasher, built-in microwave, built-in oven, fridge in basement, microwave, water fountain on exterior, blinds, central a/c  
COLDWELL BANKER UNITED**

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























