

**112 Beaverlodge Close
Fort McMurray, Alberta**

MLS # A2221021



\$679,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,808 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, RV Access/		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Private		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, No Smoking Home, Sump Pump(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Sheds, Garage Heater

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!