

# **\$659,900 - 228 Beaverlodge Close, Fort McMurray**

MLS® #A2195344

**\$659,900**

4 Bedroom, 3.00 Bathroom, 1,434 sqft

Residential on 0.29 Acres

Beacon Hill, Fort McMurray, Alberta

Welcome to 228 Beaverlodge Close, a fully developed 2017 built bungalow on a 1/3 acre lot with 2 bedroom walkout LEGAL SUITE, attached garage, central air and so much more! As you enter the home you are immediately welcomed by the spacious, designated foyer and bright natural light. Heading up a couple of steps you enter the open main floor, the living room sits to your left, complete with a gas fireplace, ahead the dining area and the bright beautiful kitchen to the right. The kitchen boasts white cabinetry, stainless frigidaire appliances, PANTRY for added storage and sliding glass door access to the side deck. Off of the dining area you will see a DEN/OFFICE with french doors; this room could be converted to a third main level bedroom if required. The convenient main floor laundry is found in the hall, and at the rear of the home sits the primary bedroom with ensuite & walk-in closet, a main full bathroom and the second main level bedroom. Heading downstairs to your left you will find a spacious utility room that is also home to a workshop and added space for storage. To the right is the entrance to a well appointed two bedroom WALK-OUT 2 BEDROOM SPACIOUS LEGAL SUITE with in-floor heat, brick patio, great layout and high ceilings. The kitchen offers the same beautiful white cabinets and stainless frigidaire appliances as the main level and overlooks the spacious living area. The two suite bedrooms are spacious with good sized closets. Completing this level are



the laundry and full bathroom. This beautiful home sits on a lot just under a THIRD OF AN ACRE with space for the main home and suite to have their own designated areas, a brick patio at the walkout and a great deck off of the side of the main home. With an access along the side and the rear of the home this property has only one shared neighbor. This property checks so many boxes with its great curb appeal, front veranda, HARDIE PLANK SIDING, natural lighting, high ceilings, DOUBLE ATTACHED GARAGE, central air and legal suite. Be sure to book your viewing today!

Built in 2016

### **Essential Information**

MLS® #	A2195344
Price	\$659,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,434
Acres	0.29
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	228 Beaverlodge Close
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2V5

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Chandelier, French Door, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Laminate Counters, See Remarks
Appliances	See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Other, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Sloped Down, Street Lighting, Irregular Lot, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	February 23rd, 2025
Days on Market	53
Zoning	R1

## Listing Details

Listing Office	EXP REALTY
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