



## 113 Beaverglen Close Fort McMurray Alberta

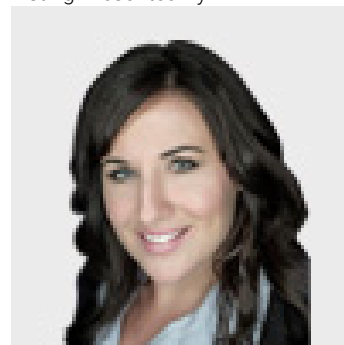
\$459,900

Lovely 4 bedroom bungalow property newly active in Beaconsfield, welcome to 113 Beaverglen Close. This property was rebuilt in 2017 & listed to sell at an asking price of \$459,900.00! Great curb appeal + oversized driveway & heated garage! Your front entryway leads directly into the living room featuring laminate flooring that runs the majority of the main level. The hallway leads to the upgraded kitchen offering an expansive amount of cabinetry, stunning dark granite, & ample counter space. Stainless steel appliances, + eat up peninsula, & you have access to the backyard. There are 2 bedrooms on this level - firstly you have the primary bedroom that features an impressive 5 piece ensuite complete with jetted tub, vanity with dual sinks, + separate stand up shower & water closet for privacy. Another bedroom at the back of the home + an additional 4 piece bathroom. There are laundry rooms in this home for your convenience. The basement is wide open with a large rec room/family room featuring a dry bar. You have a 3 piece bathroom + 2 great sized bedrooms. There is a second laundry room here with additional storage! You also have an attached single heated vehicle garage with 12 ft. ceiling height & built in storage, + the overhead door is 10 ft. tall. This property is situated on a 6600 sq.ft lot, complete with a fully fenced rear yard. Walking distance to elementary schools & the lovely walking trails offer scenic views of the YMM valley just steps from your front door! Call to view today! (id:6769)

Living room 24.17 Ft x 12.50 Ft  
Laundry room 10.17 Ft x 6.25 Ft  
Other 10.58 Ft x 4.25 Ft  
Bedroom 11.75 Ft x 12.67 Ft  
Bedroom 11.83 Ft x 15.00 Ft  
3pc Bathroom 8.08 Ft x 4.92 Ft

Living room 13.67 Ft x 12.83 Ft  
Kitchen 13.67 Ft x 15.08 Ft  
Primary Bedroom 10.83 Ft x 14.50 Ft  
5pc Bathroom 11.00 Ft x 9.25 Ft  
Bedroom 11.00 Ft x 10.42 Ft  
4pc Bathroom 4.92 Ft x 9.58 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

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