



## 240 Beaverglen Close Fort McMurray Alberta

\$615,000

UNBELIEVABLE DEAL! LISTED BELOW APPRAISED VALUE! Welcome to your dream home at 240 Beaverglen Close, where spacious living meets a touch of Beaconhill magic! This 2017 built open concept bungalow is not your average home; it's a realm of luxury, comfort, and sheer awesomeness. Backing onto a utility right of way, this home grants you access to a GREENSPACE with no neighbors directly behind you. Don't be fooled by the exterior; this custom built masterpiece boasts a whopping 1,965 SF on the main level alone! That's right, over 3,500 SF. of pure living space. In mint condition with a stunning green tone HARDIE BOARD EXTERIOR, front and back COMPOSITE DECKING for outdoor escapades, a double car garage, and an oversized paved driveway in 2022. The main floor pours in natural light, adorned with luxurious plank flooring and quality finishings. Expansive open concept living/dining area, a cozy living room with a gas fireplace, and a chef's fully loaded kitchen with large centre island, gas stove, SS appliances, built in wine fridge, walkthrough pantry - it's a culinary dream. Head into the oversized primary with a walk in closet that's practically a room in itself. The spa like 4 PC. ensuite is a haven with a surround tiled corner shower and a separate jetted tub. Two more oversized bedrooms share a 5 PC. bathroom with DUAL SINKS, a laundry room fit for royalty, a 2 PC. powder room for guests and loads of storage - it's the epitome of comfort. The basement is your creative playground, roughed in for 2 bathrooms. Your opportunity to design the kingdom's heart! The backyard, framed by large triple pane windows, is complete with new sod and fence. And A/C for those hot summer days! Sitting on a 6,930 SF. lot, this beauty offers proximity to schools, a beautiful trail system, local businesses, the legendary Frank Lacroix Arena, and even one of the finest Dog Parks in town! Call now f...

Furnace 9.58 Ft x 8.25 Ft

2pc Bathroom 7.50 Ft x 2.75 Ft

4pc Bathroom 13.00 Ft x 9.25 Ft

5pc Bathroom 10.58 Ft x 6.67 Ft

Bedroom 14.50 Ft x 12.17 Ft

Bedroom 13.92 Ft x 13.58 Ft

Dining room 13.50 Ft x 8.00 Ft

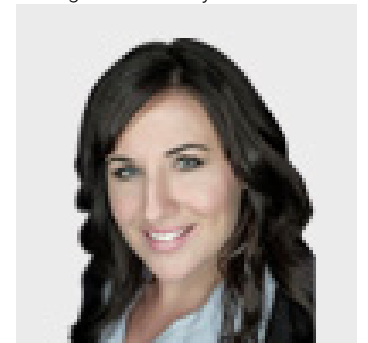
Kitchen 13.50 Ft x 16.92 Ft

Laundry room 5.92 Ft x 8.17 Ft

Living room 12.92 Ft x 16.92 Ft

Primary Bedroom 13.00 Ft x 17.75 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

<http://theloregroup.com>

**RE/MAX**

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