



GRASSROOTS

REALTY GROUP

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**144 Beaveridge Close
Fort McMurray, Alberta**

MLS # A2292617



\$649,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,741 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, I		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Level, No Neighbours Behind, Pri		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, See Remarks, Storage, Wet Bar		

Inclusions: Fridge, Stove, Over the range microwave, Dishwasher, Central Vac with Attachments, Washer/Dryer, Garage Heater, Garage Door Opener with 1 Remote, Central Air Conditioning, Primary Bedroom Tv Mount, Main Floor Livingroom TV Mount, Basement Livingroom TV Mount, Basement Shelving Wall, Basement Peg Board

If you're looking for SPACE FOR THE WHOLE FAMILY, this home offers more room than you ever imagined. Welcome to 144 Beaveridge Close, a spacious 1,741 sq ft bungalow situated on a 7,772 sq ft lot, offering over 3,200 sq ft of total living space. This 5 bedroom, 3.5 bathroom home features no carpet throughout and has seen numerous upgrades over the years. From the street, the home may appear modest, but step inside and you'll quickly realize just how much space it truly offers. An extended driveway provides parking for at least four vehicles and leads to the oversized 25'11" X 24' heated detached garage. Before even entering the home, you'll appreciate the screened in front veranda, allowing you to enjoy the space comfortably in nearly any weather. Inside, you are welcomed by a large entryway with extensive built in storage, a feature you'll wonder how you ever lived without. The open concept main floor features vaulted ceilings and an abundance of natural light, creating a bright and inviting atmosphere. The kitchen truly is the heart of the home, offering real wood cabinetry, granite countertops, a large eat up prep island with a corner pantry. The adjacent dining area is spacious enough to host the whole family and features a patio door leading directly to the backyard. The living room provides a comfortable gathering space with a corner stone framed gas fireplace and large windows that continue to fill the home with natural light. The main floor includes three bedrooms and two full bathrooms. The primary suite features a generous walk in closet and a 5 piece ensuite complete with a corner jetted tub. Two additional bedrooms are both generously sized and share a second full bathroom perfect for kids or guests. Downstairs, you'll be pleasantly surprised by the incredible amount of space. The basement features

in-floor heat, two additional bedrooms, a den/office, a full 4 piece bathroom, a massive recreation room with a wet bar, and more storage than you'll know what to do with. This level offers endless possibilities for family living, entertaining, hobbies, or a home gym. Outside, the 7,772 sq ft lot provides a fully fenced yard with a paver stone patio and plenty of space for entertaining, relaxing, or letting the kids run and play, all with NO BACKING NEIGHBORS. Located in the welcoming community of Beacon Hill, residents truly appreciate the neighbourhood's close proximity to schools, parks, the dog park, shopping, and everyday amenities while remaining quiet and peaceful. If space, functionality, and location are on your list, 144 Beaveridge Close delivers on all fronts. Book a showing today!