



**141 Beaverglen Close
Fort McMurray, Alberta**

MLS # A2304061



\$829,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,251 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Street Lighting, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

Welcome to 141 Beaverglen Close, a spacious and charming 2-storey home located in the desirable community of Beacon Hill, offering over 3,200 sq ft of living space, CENTRAL AIR, and a HEATED DOUBLE ATTACHED GARAGE. Built in 2016, this 4-bedroom, 3.5-bathroom home features a functional and well-designed layout perfect for family living. As you enter the home, you are welcomed by a large foyer and a bright, inviting living room. At the back of the home is the formal dining area with French doors providing access to the large rear deck, perfect for entertaining. The elegant and luxurious kitchen features a large island, gorgeous cabinetry, and flows seamlessly into the family room complete with a cozy gas fireplace—ideal for relaxing or hosting guests. A convenient powder room and main floor laundry complete this level. Upstairs, the impressive primary bedroom offers generous space along with a walk-in closet and a luxurious 5-piece ensuite featuring a water closet. Two additional well-sized bedrooms, one with its own walk-in closet, and a full bathroom complete the upper level. The fully finished basement adds even more versatility with a large recreation space, a fourth bedroom, a full bathroom, and plenty of room for a home gym, media area, or play space. Step outside to enjoy the backyard featuring a deck, interlocking brick patio, and fire pit area—perfect for year-round enjoyment. Located close to parks, schools, shopping, and walking trails, this home offers an excellent combination of space, comfort, and location. Book your private showing today!