



**148 Beaverlodge Close
Fort McMurray, Alberta**

MLS # A2312030



\$619,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,505 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Interlocking Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER/DRYER, ALL WINDOW COVERINGS, GARAGE DOOR OPENER, GARAGE HEATER, CENTRAL AIR CONDITIONING

STUNNING! This gorgeous bi-level is in mint condition. Built by custom builder Select Homes In 2020, this is an amazing opportunity to own a newer home in Beacon Hill. Inside you are greeted by high ceilings, luxury vinyl plank flooring throughout the home, quartz countertops complimented by the rich mocha cabinetry that is staggered with crown moldings. The open concept floor plan has patio doors leading to your huge deck great for BBQ with family and friends. Underneath the deck is fully enclosed for storing your lawn tools. The yard is huge and is fully landscaped and fenced. The main floor continues with a gorgeous living room with stone facing fireplace, big windows letting lots of natural light in. There are 3 generous size bedrooms, with the primary bedroom having its own walk in closet and private ensuite. Decorated in modern colors this home is one not surely to be missed. The heated attached double garage is your man/she cave dream with custom cabinets and a great place to hang out. The driveway has interlocking brick and done in a modern grey and black, which is super cool. So many things to LOVE about this home, including the price. The basement is unfinished and is being sold as-is with existing framing and rough-ins only. This is a HOT property and will go fast so call today to view! Close to schools, bus route and shopping and only minutes to highway 63.