



GRASSROOTS
REALTY GROUP

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**169 Beaveridge Close
Fort McMurray, Alberta**

MLS # A2326669



\$929,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,610 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Faces Front, Off Street, Oversized, Tri		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, No Animal Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R!
Utilities:	-

Inclusions: N/A

169 Beaveridge Close Executive Family Home on a Corner Lot — Triple Garage · Legal Suite Executive family residence with a 2-bedroom legal suite — impeccable design, premium finishes and room for everyone. Grand foyer leads to a main-floor bedroom with a 4pc ensuite for aging parents or a spare room for guests, and a 2 pc powder room. for convenience. Entertain in the gourmet chef’s kitchen featuring built-in ovens, gas cooktop, high-output hood, built-in dishwasher, double-door fridge with ice maker, an enormous island with wired eating bar, and a walk-in pantry, opening to the dining and living areas. The living room showcases a stone fireplace with custom built-ins, oversized windows bathing the space in natural light, and patio doors to a private, professionally landscaped yard and deck. Built-in surround sound system completes the main living experience. Upstairs, enjoy a large bonus/media room, a luxurious primary suite with expansive walk-in closet and spa-style ensuite (soaker tub, oversized shower, double vanities and private (toilet), two more generous bedrooms, and a well-appointed laundry with sink and cabinetry. You have lots of natural light with the big windows above the staircase. Fully finished basement offers a two-bedroom legal suite with separate entrance, full kitchen, living area, 4-pc bath and private laundry — ideal for rental income or multigenerational living. Exceptional exterior and garage amenities: corner lot with immaculate landscaping, fenced yard, extra-wide driveway, 3-car heated garage with side man door and 220V wiring, oversized side gate for toys/SUVs, LED fence lighting, and a an electrical outlet on the fence for the tenants to plug their vehicle in. A flawless blend of luxury, functionality, and income potential — a standout executive home.

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