



GRASSROOTS
REALTY GROUP

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**204 Beaveridge Close
Fort McMurray, Alberta**

MLS # A2331943



\$664,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,385 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome Home. From the moment you step inside, you'll be captivated by the soaring vaulted ceilings, abundance of natural light, and the seamless open-concept design that creates an inviting atmosphere perfect for both everyday living and entertaining. Every detail has been thoughtfully chosen, from the rich hardwood flooring and stunning feature fireplace to the designer lighting and stylish, modern finishes that give this home a timeless elegance. The heart of the home is the impressive chef-inspired kitchen, boasting an oversized island, sleek cabinetry, quality appliances, and plenty of workspace for preparing meals while staying connected with family and guests. The spacious living area, centered around the beautiful stone fireplace, offers the perfect place to unwind, while expansive windows frame the outdoor views and flood the home with sunshine. This is more than just a house—it's a lifestyle. Imagine enjoying your morning coffee in this bright, welcoming space, hosting unforgettable gatherings around the oversized island, or curling up by the fire after a long day. Every room has been designed with comfort, style, and functionality in mind, creating a home you'll be proud to call your own. Beautiful spacious and bright Primary sweet boast's large walk-in closet and a four piece en suite. Two more bedrooms on the main level complete with a full bathroom. There is also a flex room on the main level could be used for a dining area or office or library. The basement features large bright windows, spacious family room and a fourth bedroom a complete with a third bathroom. You will also find a bright and spacious laundry room, which will actually make Doing laundry enjoyable. Back deck overlooks your private fence yard. Double attached heated garage. All located on a quiet street close to walking trails, buses schools, and only minutes from downtown all

amenities. If you've been searching for a property that combines modern sophistication with warmth and everyday practicality, your search ends here. Homes with this level of craftsmanship, attention to detail, and undeniable curb appeal don't come along often. Don't just dream about your perfect home—make it yours and start creating memories that will last a lifetime. [Call today for your personal tour.](#)