

\$730,000 - 216 Beaveridge Close, Fort McMurray

MLS® #A2206025

\$730,000

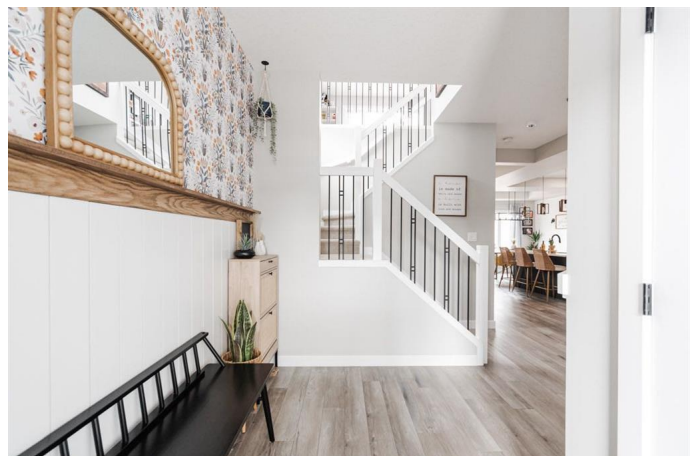
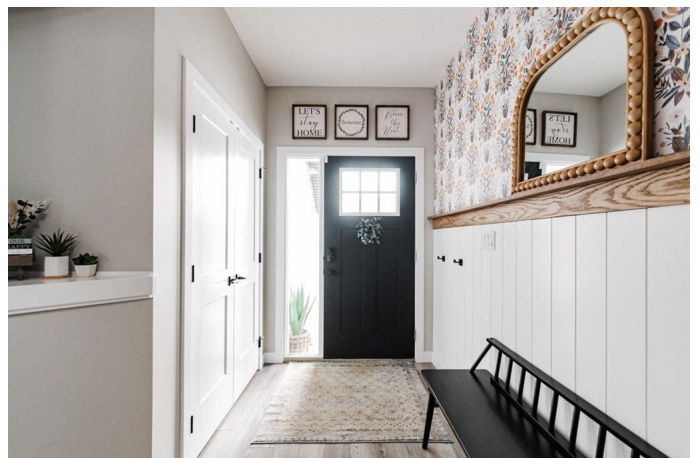
4 Bedroom, 4.00 Bathroom, 1,836 sqft
Residential on 0.16 Acres

Beacon Hill, Fort McMurray, Alberta

Welcome to 216 Beaveridge Close, a home that blends space, beauty, and character in the most captivating way. Situated on a spacious pie lot in Beacon Hill, this exceptional property boasts an oversized 38x22 heated triple-car drive-through garage, RV storage, and a fully fenced backyard—all while being steps from the stunning outdoor trails that make the neighbourhood of Beacon Hill so desirable.

A triple-wide driveway leads to the heated drive-through garage, complete with three overhead doors, a 220V plug, hot and cold taps, and a powerful 60,000 BTU gas heater. The ability to drive straight through to the backyard onto a paved pad adds incredible convenience, while a crushed stone pad with a 30-amp RV plug offers the perfect space for additional recreational storage. If you love adventure, toys, and the outdoors, this property is designed for you.

Inside, the home is just as impressive, filled with personality and thoughtfully curated design elements you won't find anywhere else. The welcoming entry is bright and charming, featuring wainscoting and wallpaper that instantly lifts your mood. The open-concept main level is a showstopper, with a stunning white kitchen showcasing black stainless steel appliances, a custom hood vent, built-in microwave, quartz countertops, and a walk-through pantry that



seamlessly connects to the laundry room and garageâ€”making unloading groceries effortless. The laundry room also features a playful pop of colour, while the nearby powder room stuns with a stylish tile-accented wall. The living room is warm and inviting with a shiplap gas fireplace, complemented by matching shiplap accents in the dining area, creating a modern farmhouse aesthetic throughout.

The second level offers a spacious bonus room with an oversized window overlooking the backyard. Two beautifully designed bedrooms provide ample space, with a thoughtfully placed four-piece bathroom in between. At the end of the hall, the primary suite is a true retreat, complete with a stunning ensuite and a walk-in closet tucked behind a blue barn door that perfectly matches the feature wall behind the headboard.

The lower level is partially developed, featuring a charming fourth bedroom with rustic accents, a stylish three-piece bathroom with a green vanity and striking lighting, and additional space awaiting your personal touch. Outside, the backyard is a dream with a deck that includes a corner privacy wall and pergola for a relaxing outdoor retreat, plus a playhouse that little ones will love.

This home is truly one of a kind, equipped with central A/C and meticulously maintained to perfection. Homes like this donâ€™t come along oftenâ€”schedule your private tour today.

Built in 2019

Essential Information

MLS® #	A2206025
Price	\$730,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,836
Acres	0.16
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	216 Beaveridge Close
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	t9h 2v8

Amenities

Parking Spaces	6
Parking	Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Parking Pad, Stall, Triple Garage Attached, 220 Volt Wiring, Additional Parking, Aggregate, Drive Through, Front Drive, Gated, RV Access/Parking, RV Gated, Side By Side
# of Garages	3

Interior

Interior Features	Built-in Features, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features BBQ gas line, Garden, Lighting, Private Yard, Storage

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Pie Shaped Lot, Private, Views

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2025

Days on Market 5

Zoning R1

Listing Details

Listing Office The Agency North Central Alberta

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.