



GRASSROOTS
REALTY GROUP

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**128 Beaverlodge Close
Fort McMurray, Alberta**

MLS # A2216265



\$910,000

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,761 sq.ft.	Age:	2019 (6 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Marble, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island		

Inclusions: Thermador gas stove, 2 dishwashers, 2 fridges, stove, microwave, all window coverings, 2 washers, 2 dryers, shed

Prepare to be captivated by this exceptional custom-built home where no detail has been overlooked. This modern farmhouse masterpiece offers 7 bedrooms and 5 bathrooms, including 5 bedrooms above ground. In the basement you will find a 2 legal basement suite—perfect for extended family or rental income. From the moment you arrive, the striking curb appeal will draw you in. Step through the impressive 8-foot front door into a grand foyer with soaring vaulted ceilings and an abundance of black-framed windows surrounding the staircase, flooding the space with natural light. Designed for entertaining, the heart of the home is a chef-inspired kitchen featuring a massive eat-up island, a Thermador 6-burner gas range, floor-to-ceiling cabinetry, and an expansive butler’s pantry. The open-concept layout continues with luxury vinyl plank flooring, Pottery Barn crystal light fixtures, and a one-of-a-kind gas fireplace that serves as a stunning focal point. Also on the main level is a versatile room with its own bathroom—ideal as a guest room, home office, or quiet retreat. Upstairs, you’ll find four spacious bedrooms, a convenient laundry room, and three additional bathrooms, including a luxurious ensuite. A generous bonus room with a cozy fireplace offers the perfect space for family movie nights or a kids’ play area. Off the primary suite, enjoy your morning coffee or evening unwind on a private balcony overlooking the backyard. The fully finished basement features a beautifully appointed 2-bedroom legal suite, complete with its own kitchen, living area, bathroom, and separate entrance. Step outside to enjoy the fully fenced yard, complete with a spacious deck—perfect for entertaining or relaxing in privacy. The oversized triple garage is a showstopper, featuring a drive-through door

for added convenience. A massive driveway offers ample parking, along with a gravel RV pad, making this home as practical as it is beautiful.