

# \$789,000 - 117 Beaverglen Close, Fort McMurray

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MLS® #A2241881

**\$789,000**

3 Bedroom, 3.00 Bathroom, 1,878 sqft

Residential on 0.15 Acres

Beacon Hill, Fort McMurray, Alberta

Welcome to your brand new Kuta Home, where modern design meets timeless craftsmanship. Known locally for building with care, detail, and style, Kuta Homes continue to set the standard for high-quality new construction in Fort McMurray. Each home is thoughtfully designed with a functional floor plan, expansive windows that fill the space with natural light, and contemporary finishes that bring a sense of warmth and elegance. From the moment you arrive, the striking curb appeal sets the tone for whatâ€™s inside. Step through the front door to find open concept living, designer-selected lighting, and a kitchen crafted for both beauty and function â€“ often featuring custom cabinetry, premium fixtures, and ample storage. The primary suite is always designed as a retreat, with generous closet space and a spa-inspired ensuite. Secondary bedrooms, laundry, and flexible living spaces ensure the home adapts to your familyâ€™s needs both now and in the future. Every Kuta Home comes backed with a 10-Year New Home Warranty, offering peace of mind while you enjoy the luxury of a brand new build. With attention to detail at every turn, this is more than just a house â€“ itâ€™s the place youâ€™ll love to call home.



Built in 2025

## Essential Information

MLS® #

A2241881

|                |             |
|----------------|-------------|
| Price          | \$789,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,878       |
| Acres          | 0.15        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 117 Beaverglen Close |
| Subdivision | Beacon Hill          |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9H 2V4              |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Parking Spaces | 6                                                  |
| Parking        | Double Garage Attached, Heated Garage, Parking Pad |
| # of Garages   | 2                                                  |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer                                              |
| Heating           | Forced Air                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                    |
| Fireplaces        | Electric                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                     |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Lighting        |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 47                  |
| Zoning         | R1                  |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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