



**GRASSROOTS**  
REALTY GROUP

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**702 Cedar Crescent**  
**Beaverlodge, Alberta**

**MLS # A2233878**



**\$304,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	982 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

Checkout this great 4 bedroom 2 bath home situated on a nice corner lot and in a very private Cul-de-sac, this home would make a excellent starter home or a super rental unit. The home has been very well looked after by the current owner. The home has had many tasteful updates for yours to enjoy, they include all new vinyl windows upstairs, patio doors, upstairs bathroom was completely re-done, new shingles in 2017, furnace and hot water tank have been updated. This home has a nice sized 12 x 16 back deck for entertaining your family or guests, this home backs onto the famous outdoor skating rink, the back yard has a chain link fence, the driveway has been recently re-gravelled it is also very close to the soccer field and a large playground is only a block away. Homes like these don't last long on the market, call today for your private viewing.