



**GRASSROOTS**  
REALTY GROUP

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**1111 7th Avenue**  
**Beaverlodge, Alberta**

**MLS # A2234082**



**\$239,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,397 sq.ft.	<b>Age:</b>	1948 (77 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<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	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Nice older character home on a large 10,415 square foot mature lot close to the High School and shopping. This home has had updates in the last few years, it shows very well and is a good solid home, it comes with 4 appliances, 4 bedrooms and 1 bath, nice rear deck, and a front covered sitting area. Homes are going fast in the town of Beaverlodge, call today for your personal viewing. 24 hours notice for viewings there are tenants in place.