



**GRASSROOTS**  
REALTY GROUP

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**1014 B 6th Avenue**  
**Beaverlodge, Alberta**

**MLS # A2235386**



**\$230,000**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                           |               |                   |
| <b>Type:</b>     | Residential/Four Plex          |               |                   |
| <b>Style:</b>    | 2 Storey                       |               |                   |
| <b>Size:</b>     | 1,212 sq.ft.                   | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached         |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Private |               |                   |

|                    |                                  |                   |    |
|--------------------|----------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Vinyl Plank    | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                     | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Smoking Home, Quartz Counters |                   |    |

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Shed

Great starter home or revenue property. Well located close to schools, shopping, recreation and the hospital. This home has been well cared for and maintained, there is fresh basement development with a family room, 3 piece bath and laundry room. Main level features nice open plan with kitchen, dining room and living room as well as a 2 piece bath. The upper level has 3 good sized bedrooms and a 4 piece bathroom. Recent upgrades include central air and a kitchen island with quartz countertop with eating bar and added storage. There is a single attached garage and paved parking. There is an East facing deck and a niced sized backyard landscaped and fenced with a shed. You will find good value in this home and it's located in a great community. This home comes with all the appliances, window coverings, and a shed. Move in ready and possession is negotiable. Call a Realtor&reg; for a viewing.