



**104 11th Street
Beaverlodge, Alberta**

MLS # A2306829



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,292 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Shed

Move-in ready and well-maintained, this 1,284 sq ft bungalow offers comfort, functionality, and updates throughout. The main floor features an open-concept layout with Quebec oak cabinetry, a gas fireplace, and convenient main floor laundry. There are two bedrooms upstairs and one additional bedroom downstairs. The fully developed lower level includes a spacious family room with a wood-burning fireplace, an office, a large bedroom, and a 3-piece bathroom. Recent updates include new windows, a metal roof, a high-efficiency furnace, and air conditioning. Outside, the property continues to impress with quality curbing, paving, and stonework. The 22' x 24' detached garage is fully equipped with insulation, power, lighting, and concrete floor. There's plenty of parking available for vehicles, including RV parking. Situated on a large, landscaped corner lot, you'll also enjoy a good garden area and an irrigation system. With great curb appeal and evident pride of ownership, this home truly stands out. Ideally located within walking distance to schools, grocery stores, a pharmacy, and the post office. Vacant and ready for immediate possession—contact your realtor of choice to schedule a viewing.