



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

710 8th Avenue W
Beaverlodge, Alberta

MLS # A2310630



\$1,050,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,219 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	12.50 Acres		
Lot Feat:	Many Trees		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Masonite	Zoning:	I
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Shed.

Beautifully maintained 1,187 sq. ft. home, originally built in 1973 and thoughtfully updated several times over the years. The main floor has a nice open kitchen with custom oak cabinetry, an island dining area, and a living room. There are three bedrooms on the main level, along with a newly renovated 3-piece bathroom with a walk-in tile shower. Step out from the dining area onto the deck and enjoy peaceful views of the beautifully landscaped property. The fully finished lower level includes a walk-out family room with a gas fireplace, an additional bedroom, a full 4-piece bathroom featuring a jetted tub and steam shower, laundry room, cold room, and mechanical room with a high-efficiency furnace. 12.5+/- acres with thousands of mature trees, a large garden area, and two large open grassed areas. There is also an approximately 30' x 40' heated arch rib shop with concrete floor, lights and power and a 30' x 40' open cold-storage shop with space for equipment, storage, or hobby use. With 12.5 acres zoned institutional, this property is suitable for many types of development. This is the remaining 12.5 acres from the owner's industrial subdivision development.