



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

107 6A
Beaverlodge, Alberta

MLS # A2321220



\$269,999

Division:	N/A		
Type:	Residential/House		
Style:	Bungalow		
Size:	768 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Gentle Sloping		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Play House, Garden Shed

Beautifully Updated Bungalow in the Heart of Beaverlodge Welcome to this thoughtfully updated bungalow offering comfort, functionality, and exceptional value in the growing community of Beaverlodge. Situated on a generous 50' x 120' fenced lot, this charming home blends modern upgrades with classic character, creating an ideal opportunity for first-time buyers, downsizers, investors, or anyone seeking affordable small-town living with big-city conveniences just minutes away. Built in 1970, this well-maintained home features 768 sq. ft. above grade, 2 bedrooms, 1.5 bathrooms, and a partially developed basement that provides additional living space and future potential. Recent improvements throughout the property allow buyers to move in with confidence and enjoy years of worry-free ownership. The bright and inviting main floor showcases updated laminate flooring, fresh paint, newer windows, updated bathroom finishes, and modern fixtures and hardware throughout. The kitchen and living spaces offer a practical layout filled with natural light, while the updated bathroom features a beautiful tile surround, newer vanity, and toilet. Step outside to enjoy the fully fenced yard, front and rear decks/patio, mature landscaping, and plenty of room for children, pets, gardening, or entertaining. A play structure, outdoor entertainment space with hutch and outdoor tv and additional storage options add even more versatility to the outdoor space. Property Features 768 sq. ft. bungalow Built in 1970 2 bedrooms (Room for 2 more downstairs) 1 full bathroom plus 1 half bathroom Full basement, partially developed Drywalled basement with future development potential Updated bathroom with tile surround New vanity and toilet All new fixtures and hardware Recent Updates Windows replaced in 2025 Laminate flooring installed in 2022 Interior paint completed in 2026

Front deck built in 2018 Rear deck completed in 2025 Fence replaced in 2023 Additional replacement furnace included Location Conveniently located in the heart of Beaverlodge, this property offers easy access to schools, parks, shopping, and local amenities while maintaining the charm and quiet pace of small-town Alberta living. Grande Prairie is only a short drive away, making this an excellent option for commuters and families alike. Move-in ready, extensively updated, and packed with value, this is an outstanding opportunity to own a beautifully maintained home in one of the Peace Country's most desirable communities.