



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

206 7th Street
Beaverlodge, Alberta

MLS # A2322561



\$139,900

Division:	N/A		
Type:	Residential/House		
Style:	Bungalow		
Size:	857 sq.ft.	Age:	1954 (72 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Off Street, On Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Cleared		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Garbage Collection, Phone, S
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Wonderful opportunity awaiting for those watching the Beaverlodge property market. With the new hospital expansion in progress and influx of skilled healthcare professionals moving to the area alongside with professions supporting local oil and gas industry, agriculture and hospitality, this property is not to be missed. This home is located on a 6,200 square feet of land within walking distance to downtown and all local amenities. With this amount of space you can easily remodel or build multifamily property that can generate great rental income in years to come. The existing home however has a newer metal roof, 8' ceilings, newer appliances and plenty of space for a home ownership where you can afford low cost living and build on over time. Ready for a quick possession so call right away, be the first one to have an opportunity to own this gem and watch the real estate market boom in the area once the expansion is completed. That's when you see your sweet equity.