



**902 Birch Street
Beaverlodge, Alberta**

MLS # A2325826



\$374,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,114 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1 - RESTRICTED RESIDENTI
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

Excellent Location • Detached Garage • Huge Potential • Welcome to this spacious family home nestled in one of Beaverlodge's most desirable locations, offering incredible value, a functional layout, and endless potential to make it your own. From the moment you arrive you'll appreciate the impressive curb appeal, expansive driveway, detached double garage, mature trees, and generous lot that provides plenty of outdoor space for the entire family. Inside, soaring vaulted ceilings and a large bay window fill the main living area with natural light, creating a bright and inviting atmosphere. The functional kitchen offers an abundance of oak cabinetry, ample counter space, pantry, island, and a spacious dining area with direct access to the large rear deck—perfect for summer BBQs and entertaining. The thoughtfully designed floor plan offers comfortable bedrooms, spacious living areas, and plenty of room for a growing family. While the home has been well cared for over the years, it also presents an outstanding opportunity for buyers looking to personalize finishes. Step outside and enjoy the expansive backyard surrounded by mature trees, offering privacy, room for kids to play, gardening, or simply relaxing on the oversized deck. Additional highlights include: ? Newer roof ? Detached double garage ? Large driveway with plenty of parking ? Mature, private yard ? Bright bi-level design ? Vaulted ceilings ? Excellent family-friendly location ? Incredible opportunity to add value If you've been searching for a solid home, an unbeatable location, and room to make it your own, this Beaverlodge property deserves a spot at the top of your list.