



601 6 Avenue
Beaverlodge, Alberta

MLS # A2326002



\$330,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Situated on a spacious corner lot along 6th Avenue, this well-loved home offers just over 1,000 sq. ft. of comfortable living space with plenty of room for your family to grow. The main floor features three bedrooms and a full bathroom, while the cozy living room is anchored by a stunning stone wood-burning fireplace that creates the perfect place to gather on chilly evenings. Downstairs, the fully developed lower level offers incredible flexibility with a complete nanny-suite featuring its own full kitchen, spacious living room, an oversized bedroom with a walk-in closet, and a full bathroom. Whether you're accommodating extended family, welcoming guests, or exploring income potential, this space opens the door to a variety of opportunities. Outside, you'll find a detached workshop that offers endless possibilities. Whether you're looking for a space to tackle projects, store your outdoor gear, or create the hobby shop you've always wanted, this versatile building is ready to suit your needs. Located in the welcoming community of Beaverlodge, this adorable bungalow combines comfort, character, and versatility in one affordable package. Whether you're searching for your first home, a place with room for family, or an investment opportunity, this one is ready to welcome you home.