



GRASSROOTS
REALTY GROUP

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906 3 Avenue
Beaverlodge, Alberta

MLS # A2327368



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,278 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	R2
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings.

Built in 2012, this custom-built two-storey home offers 1,278 sq. ft. Conveniently located close to downtown, this 3-bedroom, 3-bathroom home combines comfort, efficiency, and durability. The bright and inviting main floor features large windows that fill the home with natural light, a cozy gas fireplace with a built-in entertainment wall, a full bathroom, and an open-concept kitchen complete with an island, breakfast nook, and ample storage. Step outside to the covered rear porch, grilling area, and spacious deck—perfect for relaxing or entertaining. Upstairs, you'll find two generously sized bedrooms, a full bathroom, and convenient second-floor laundry. The fully developed basement offers an additional bedroom, full bathroom, family room, and plenty of storage space. Built with durability and energy efficiency in mind, this home features fir plywood construction throughout (no OSB), 16" web floor trusses, spray foam insulation, Low-E windows, manifold water lines, 9-foot ICF basement walls, central vacuum rough-in, an A/C-ready furnace, and an exterior emergency power plug for added peace of mind. Situated on a fully fenced and landscaped 35' x 120' lot, the yard features mature fruit trees and raised garden boxes. An 18' x 24' detached garage in the rear yard completes the property. A quality-built home offering comfort, efficiency, and lasting value in the heart of Beaverlodge.