



GRASSROOTS
REALTY GROUP

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**804 Cherry Crescent
Beaverlodge, Alberta**

MLS # A2327403



\$525,000

Division:	N/A		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,002 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Golf Cart Garage, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Pi		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed, flat screen tv mount,

Welcome to this beautiful 2,000 sq. ft. family home, ideally located on a quiet cul-de-sac in the friendly community of Beaverlodge. Situated on a beautifully landscaped pie-shaped lot with a manicured lawn and fully fenced backyard, this property offers the perfect combination of comfort, functionality, and curb appeal. Step inside to a thoughtfully designed floor plan featuring a spacious kitchen complete with a large island, and plenty of cabinetry for storage. The formal dining room is perfect for hosting family dinners and special occasions, while the inviting living room, highlighted by a cozy fireplace, provides the perfect place to relax. A convenient main floor laundry room and 2-piece bathroom complete the main level. Upstairs, you'll find three generously sized bedrooms, including a wonderful primary suite designed as your own private retreat. Enjoy his-and-her walk-in closets, a luxurious ensuite featuring a spa tub and separate shower, and your very own private balcony—the perfect place to enjoy your morning coffee or unwind in the evening. The fully developed basement provides even more living space with a large family room, an additional bathroom, and a huge fourth bedroom, making it ideal for growing families or overnight guests. Car enthusiasts, hobbyists, and anyone needing extra storage will appreciate the oversized heated attached garage, featuring two overhead doors at the front and a convenient drive-through overhead door to the backyard. Step outside to enjoy the large covered deck overlooking the beautifully maintained, fully fenced backyard—a fantastic space for entertaining, family barbecues, or simply relaxing while the kids and pets play. If you've been searching for an exceptional family home in one of Beaverlodge's most desirable locations, this one deserves a place at the top of your list.

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