



GRASSROOTS
REALTY GROUP

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914 6 Avenue
Beaverlodge, Alberta

MLS # A2327472



\$199,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	888 sq.ft.	Age:	1954 (72 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Other, See Remarks	Utilities:	-
Features:	Closet Organizers, Natural Woodwork, No Smoking Home		

Inclusions: Fridge, stove, range fan, washer, dryer

Welcome to this charming, move-in-ready home in the friendly community of Beaverlodge! Offering 2 spacious bedrooms and 1 full bathroom, this well-maintained property is the perfect fit for first-time buyers, downsizers, or anyone looking for a home with plenty of outdoor space. Inside, you'll find a functional layout featuring a bright, generously sized living room, a welcoming entryway with ample storage, a well-appointed kitchen, and a conveniently tucked-away laundry room. Over the years, the home has seen numerous updates, including flooring, roofing, improvements to the kitchen and bathroom, a newer hot water tank, an updated furnace, and several additional upgrades that add to the home's comfort and value. Outside, the large lot provides plenty of room for kids, pets, gardening, or entertaining. The oversized single detached garage offers excellent parking and storage, while the attached workshop is perfect for hobbies, projects, or extra workspace. A storage shed adds even more room for your tools and seasonal equipment. If you've been looking for an affordable home with thoughtful updates, fantastic outdoor space, and a great Beaverlodge location, this property deserves a spot on your must-see list. Book your private showing today!