



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

506, 13441 665A Township
Beaver Lake, Alberta

MLS # A2331582



\$369,900

Division:	Beaver Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,533 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.40 Acre		
Lot Feat:	Backs on to Park/Green Space, Cleared, Few Trees, Fruit Trees/Shrub(s), La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	low density hamlet reside
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Ceiling Fan(s)		

Inclusions: Fridge, stove, dishwasher, washer dryer, shed, garage door openers, window coverings except for matching valance.

Youngs Beach..... 1 Block from the lake. Check out this 1532 Sq Ft bungalow in the heart of Youngs Beach in the Beaver Lake Hamlet. This home features 3 bedrooms, 1 full bath, huge living room with a natural gas fireplace fo cozy winter nights. Theres a large entrance/laundry area that leads to the covered back deck where you can enjoy a morning cup of coffee or an evening glass of wine.. This home has been well maintained and has many upgrades and is ready to move into. The lot is situated on two large residential lots with full services, double detached garage and convenientl located by the park, mail boxes and the boat launch, Beaver lake is well know for its beautiful scenery, beaches and islands as well as a popular lake for sport fishing, boating and other water sports. Youngs Beach community is just minutes from town, and is close to the Bold Center, schools, and walking / cycling paths.