



GRASSROOTS
REALTY GROUP

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1121 5 Avenue
Beaverlodge, Alberta

MLS # A2332717



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,299 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking, Single Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Corner Lot, Front Yard, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Storage		

Inclusions:	Negotiable
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Full of the unique style and character of the 1970s, this beautiful bungalow feels like stepping into another era while still offering a functional layout for everyday living. The main floor features three bedrooms and one bathroom, along with an open living and dining area centred around a beautiful wood stove that adds warmth and personality to the space. The adorable kitchen has a bay window overlooking the yard, with the laundry area located just beyond. Downstairs, the basement offers a fourth bedroom, an additional bathroom, and plenty of extra living space, with only flooring needed to complete it. Add the bonus of cold storage as well. Outside, the large corner lot is surrounded by mature trees and offers two separate outdoor spaces to enjoy: a deck off the dining room and a covered sitting area accessible from the main entry. A single attached garage adds everyday convenience. Rich with original charm, unique details, and a style all its own, this home is a true timepiece with character in every corner, complete with new shingles.