



GRASSROOTS
REALTY GROUP

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908 6 Avenue
Beaverlodge, Alberta

MLS # A2333731



\$229,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	763 sq.ft.	Age:	1958 (68 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	2-72-10-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Move-in ready and full of pride of ownership! This beautifully maintained bungalow is located on a quiet street in the family-friendly community of Beaverlodge and is ready for its new owners. The main floor features 2 bedrooms, an updated bathroom, a bright living room with plenty of natural light, and a beautiful kitchen with durable vinyl plank flooring. The basement offers excellent storage space, newer washer and dryer, a 2025 hot water tank, and a 2022 furnace. Additional updates include newer windows and siding, providing peace of mind for years to come. Outside, you'll love the huge private yard with plenty of room to relax, entertain, or let the kids and pets play. Ample parking completes this fantastic property. Whether you're a first-time home buyer, downsizing, or looking for an investment opportunity, this turnkey home is a must-see. Possession is negotiable.