



GRASSROOTS
REALTY GROUP

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607 6 Avenue
Beaverlodge, Alberta

MLS # A2340694



\$355,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Driveway, Parking Pad		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: fridge, stove, OTR microwave, dishwasher, washer, dryer, window coverings, downstairs bar and 3X stools, greenhouse, gazebo, garden shed.

Nicely updated 3-bedroom, 2-bathroom bungalow situated on a huge 60' x 204' lot, totaling approximately 0.28 acres. The main floor features a spacious living room with a large picture window, three bedrooms, a full bathroom and a beautifully updated kitchen with antiqued white cabinetry, interior wood pullouts, updated countertops and tile. Additional upgrades include flooring, windows, siding, air conditioning, a new furnace and hot water tank. Downstairs, you'll find a huge family room perfect for entertaining, a unique bar and sitting area, a full bathroom, laundry room and plenty of storage throughout. Enjoy the 12' x 10' east-facing front deck or the impressive 24' x 16' back deck overlooking the beautiful garden, greenhouse, raspberry patch, mature spruce trees and other established landscaping. The asphalt driveway provides plenty of parking, including space for an RV. A 10' x 20' shed with a metal roof and power offers excellent additional storage.