



GRASSROOTS
REALTY GROUP

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508 7 Avenue
Beaverlodge, Alberta

MLS # A2343525



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,126 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle, Metal

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, shed.

Welcome to this spacious 4-level split located on a quiet street with no rear neighbours and an open field behind the property. The main floor features a good-sized kitchen, dining area and inviting living room with a beautiful wood feature wall. Upstairs, you'll find three bedrooms, including the primary bedroom with its own ensuite, along with a newly renovated main bathroom. The third level offers a second living room with a wood-burning brick fireplace, a fourth bedroom and an additional bathroom. The bottom level provides plenty of storage, a laundry area and convenient access to the back entry. Two staircases provide easy access to the lower levels. This home offers 1,126 sq. ft. on the upper two levels and approximately 2,252 sq. ft. of total living space. Outside, enjoy the large, mature yard, back deck, garden shed, concrete double driveway and impressive 24' x 31' detached heated garage featuring a metal roof and 220-volt plug—perfect for parking, projects and all your toys.