



GRASSROOTS
REALTY GROUP

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505 7 Avenue
Beaverlodge, Alberta

MLS # A2344777



\$304,900

Division:	N/A		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,136 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-72-10-W6
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: N/A

Great Bungalow sitting on a large 65 x 140 fully landscaped mature lot on 7th avenue in Beaverlodge., this home has 3 bedrooms, 1 1/2 baths, it would be great for anyone working in the service industry, it's a close walk to the A/W, Liquor, Convenience store, Car Wash, 2 Motels, Cultural Centre. The home has been well looked after, there is a nice workshop Handyman area attached to the home it is 12 x 26, lots of lighting. It is located in a family friendly area of Beaverlodge, and mostly local traffic. Recent upgrades, New Shingles in 2025, Washer/Dryer, Furnace, Hot Water Tank in 2018, Backup Valve Installed. Call today before this one gets away on you.