



GRASSROOTS
REALTY GROUP

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810 Almond Avenue
Beaverlodge, Alberta

MLS # A2347169



\$409,000

Division:	N/A		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,075 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Few Trees, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows		

Inclusions: Play set

There's something special about a home that feels fresh and new, while still having the warmth and character of an established neighbourhood. This beautifully renovated bi-level on Almond Avenue in Beaverlodge has been thoughtfully updated from top to bottom, creating a home that feels welcoming the moment you walk through the door. Inside, you'll find bright, comfortable living spaces with a fresh modern feel and plenty of room for everyday family life. Whether it's slow mornings at home, busy weeknights or having friends and family over, the layout is functional, inviting and easy to settle into. Outside, the fully fenced and landscaped yard gives you a great space for kids and pets to play, summer BBQs, evenings around the fire or simply enjoying your own backyard. The double detached heated garage is another huge bonus, with plenty of room for vehicles, storage, hobbies and all the extras. Set in the welcoming community of Beaverlodge, close to schools, parks, recreation and local amenities, this is the kind of home where you can simply unpack and start enjoying it. Beautifully updated, move-in ready and waiting for its next family to make it their own.