



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**826 3rd Avenue**  
**Beaverlodge, Alberta**

**MLS # A2208340**



**\$550,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	2,160 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2 Fridge's, 2 Stove's, 2 Dishwasher's, 2 Washer's , 2 Dryer's, 2 Sheds.

Side by side Bungalow Duplex, 1080 sqft per side built in 2020. Very nice floor plan with 2 large bedrooms on the main floor along with 2 full bathrooms, one being an ensuite and a walk in closet. Laundry is on the main level. Good sized kitchen, living room and dining room. There is a full ICF basement partially developed with one more large bedroom, bathroom is framed and roughed in. Furnaces and water heaters have been upgraded to high efficiency. This home is well located, walking distance to downtown and recreation facilities. Large corner lot with separate driveways and back alley access. All appliances are included and a storage shed for each side. Great tenants. Call listing office for income detail's. Viewings can be scheduled with 24 hours notice through your Realtor&reg; of choice.