



**GRASSROOTS**  
REALTY GROUP

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**1117 6 Avenue W**  
**Beaverlodge, Alberta**

**MLS # A2216799**



**\$359,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R 1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, French Door, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** Hot Tub, Blinds, 2 Sheds, Projector/Screen negotiable.

Welcome to this well appointed raised bungalow perfectly located for a family in Beaverlodge! This home is presented on a large pie shaped lot in a cul-de-sac location, allowing your family safety and hours of enjoyment right out your front door. Imagine them riding their bikes with neighborhood friends and jumping through the sprinkler all summer! Inside the home the mainfloor has a bright open concept with sunken living room looking on through to your dining area and kitchen. Which has a massive breakfast bar and a patio door allowing you quick access to the deck for grilling meals and hot tub dips! The kitchen cabinets have been tastefully updated with two tone paint; white and sage green, modern hardware and newer stainless steal appliances. The flooring throughout this home has been updated to vinyl plank. 3 bedrooms and 2 bathrooms complete this main floor; the Primary being a true owners suite with 3 piece ensuite, walk in closet and french doors for deck access. Imagine a relaxing evening in the hot tub and enter straight into your bedroom doors. Downstairs has had several new additions as well, flooring, paint, laundry room and another 3 piece bathroom conveniently located for guest in the 4th oversized bedroom. The chain link fence provides safe keeping for your camper or toys parked on the huge gravelled parking pad, and the yard still has more space than many in comparison! And if you have precious vehicles needing parked indoors you're in luck with a 24 x 20 heated attached garage! This home is also within walking distance to schools, the hospital, IGA and drug store. And a kids park is only a few steps away, this is a must see home, call a Realtor today for your private viewing.