



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1118 7th Avenue  
Beaverlodge, Alberta

MLS # A2217320



**\$249,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,912 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	R2
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

**Inclusions:** none

Spacious and well-kept 3-bedroom, 2-bathroom manufactured home located on a quiet dead-end street. This 20' x 76' home includes a 14' x 28' addition, offering over 1,900 sq ft of living space. The primary bedroom features a 3-piece ensuite and walk-in closet. Enjoy a quiet reading room with a natural gas fireplace, ideal for relaxing evenings. Situated on a pie-shaped lot with no rear neighbors, the property offers privacy and outdoor comfort with a large, partially covered deck. Additional highlights include air conditioning, brand new dishwasher, a single detached garage, a large garden shed, and plenty of storage throughout. A peaceful setting just minutes from amenities—move-in ready and easy to view.