



**GRASSROOTS**  
REALTY GROUP

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

**1102 Redlow Drive  
Beaverlodge, Alberta**

**MLS # A2225905**



**\$636,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,862 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Gravel Driveway, RV Access/Parking		
<b>Lot Size:</b>	0.62 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Level, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1E
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Soaking Tub		

**Inclusions:** Electric Range, Oven, Microwave, Fridge, Dishwasher, Washer, Dryer, Window Coverings, Built in Vacuum and attachments, Shed, GDO & Controls, Municipal Garbage & Recycle Bins.

Fully developed 1860 sqft raised bungalow. This home is immaculate and is fully developed on both levels, there are a total of 7 bedrooms and 3 full baths. The main floor features a 10ft tray ceiling, an open plan with chef's kitchen, dining room and living room all flowing together, the only separation is a two sided gas fireplace with stone accents. The bedrooms are all a good size, the primary bedroom has a 5 piece ensuite and walk in closet. Front entry and garage entry are both a good size with closets and a pantry off the garage entry. The double garage is heated and has a floor drain. There is a 2 tiered deck with South exposure and under deck storage, large fenced rear yard with a firepit area and a storage shed. This property is in a great location in Old Town Estates, the lot size is 150 x 180 with plenty of room for a second garage or workshop. This energy efficient home has large triple windows, high efficiency furnace and on demand hot water. A great opportunity to own a move in ready home in an acreage style development with full town services and school bussing. Call your Realtor&reg; for a viewing.