



GRASSROOTS
REALTY GROUP

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507 6 Avenue
Beaverlodge, Alberta

MLS # A2234708



\$204,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,273 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Piling(s)	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to 507 6 Ave, a charming 3 bedroom, 2 bathroom modular home on an oversized owned lot in Beaverlodge. This property offers the perfect combination of comfort, space, and value – ideal for families, first-time buyers, or those looking to downsize without compromising on outdoor living. Step inside to find a bright, functional layout with a spacious living area and a thoughtfully designed kitchen and dining space. There has been many updates to this property including newer appliances, flooring and paint. The home features three comfortable bedrooms, including a primary suite with its own full ensuite bathroom. A practical 12x13 mudroom addition adds convenience and extra storage, making daily life a breeze. The real showstopper is the huge backyard, offering endless potential for gardening or entertaining. With an owned lot, there’s no pad rent – just freedom and flexibility to make this property your own. Located on a quiet street in a family-friendly neighbourhood just minutes from schools, parks, and amenities, this home is a rare find in today’s market. Contact a Realtor of your choice today and see what this home has to offer.