



GRASSROOTS
REALTY GROUP

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

825 3 Avenue
Beaverlodge, Alberta

MLS # A2241843



\$249,900

Division:	N/A		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,192 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Shed

A true Beaverlodge staple! This well maintained bungalow is one of the originals and is located right in the heart of town! This single family home offers over 1,100sq.ft of comfortable living space and is perfectly situated close to parks, schools, and all major amenities. Originally built back in 1956, this home has been thoughtfully updated over the years with many major upgrades completed, including new shingles, siding, soffit, fascia, and some windows. The interior has also undergone many major upgrades which includes: painted cabinets, new flooring, drywall, paint throughout and light fixtures. The fully fenced and landscaped yard provides privacy and plenty of space to enjoy outside. A perfect blend of classic charm and modern piece of mind - all ready for you to move in and enjoy all this home has to offer!