



**GRASSROOTS**  
REALTY GROUP

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216 11 Street  
Beaverlodge, Alberta

MLS # A2244621



**\$179,900**

Division:	N/A		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,200 sq.ft.	Age:	1950 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.35 Acre		
Lot Feat:	City Lot, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	Public
Floors:	Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Glass, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable, DSL, Electricity Connected, Natural Gas Connected
Features:	Soaking Tub		

Inclusions:	N/A
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Very solid older home on a large mature .35+/- acre lot on Veteran's Row. The home has 2 large bedrooms, a very nice 4 piece bath on the main level and a main level laundry room. Nice bright kitchen with 5 appliances. The basement is ready for further development, plumbed for a bathroom., furnace has been updated. This home is situated close to the schools, hospital, skating rink, curling rink and the indoor pool and gym. Call today for your private viewing before this one is gone.