



**GRASSROOTS**  
REALTY GROUP

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**898 Birch Street  
Beaverlodge, Alberta**

**MLS # A2252098**



**\$389,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,148 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Appliances, Window Coverings & Municipal Garbage/Recycle bins

Location, location, location! This classic bungalow home is on a mature pie shaped lot on beautiful Birch Street. Many features make this home a wonderful opportunity for any buyer. FRESH Paint throughout - Main floor Laundry - 3 Bedrooms Upstairs - 3 Full Bathrooms - 90% developed Basement - Lots of Storage- 2 new Exterior Doors - New Washer & Dryer - New Dishwasher - Heated Garage - Garden Shed - Concrete RV Parking - Some new Lighting & Windows - Shingles done in 2014 - HWT tank 2017 - Mature Trees - Low maintenance landscaping - 22 x 16 ft Deck - Backs onto Easement - Steps away from Park - Quiet Street . This is the perfect place in Beaverlodge to call Home; call a Realtor today!