



**GRASSROOTS**  
REALTY GROUP

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**806 Cherry Crescent  
Beaverlodge, Alberta**

**MLS # A2258281**



**\$389,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,043 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Paved		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer

Well-kept home in a quiet crescent in Beaverlodge, pride of ownership is evident throughout. The main floor offers 2 bedrooms, one bathroom, the master bedroom has a pocket door to the bathroom. Plenty of cabinets in a bright, open kitchen with a center island. Large rear deck provides a lovely spot to enjoy the evening sun or use your BBQ with the natural gas hookup. Downstairs is fully developed with 2 more bedrooms, a family room with a natural gas fireplace, a bathroom, and a laundry room. The attached 22 x 22 ft garage is insulated and heated. The yard is fenced with chain link and privacy slats. Great neighbourhood! Extras include a central vac and water conditioner. New shingles 3 years ago, good home in a desirable area. Don't miss this one.