



**GRASSROOTS**  
REALTY GROUP

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**1118 5 Avenue W**  
**Beaverlodge, Alberta**

**MLS # A2260067**



**\$339,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	11-72-10-W6
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Stone Counters, Vinyl Windows		

**Inclusions:** Storage Shed x2, Playground, Raised Garden Beds

Welcome to Beaverlodge! A friendly, small-town community just 20 minutes west of Grande Prairie, where neighbours wave, kids ride their bikes down the street, and you can enjoy the pace of country living with the convenience of the city close by. This completely updated bi-level home has been designed for both comfort and function, offering 5 bedrooms, 2.5 bathrooms, and an oversized driveway with gated access to the backyard for RV parking. With newer siding and updated windows, the curb appeal is fresh and modern while also adding energy efficiency and peace of mind. Step inside and you'll be greeted by an open, light-filled main level with large windows and a spacious layout. The dining room flows easily into the updated kitchen, featuring quartz countertops, an eat-at island, and stainless steel appliances. From here, step out onto the back deck and enjoy the large fenced yard - perfectly set up for busy families complete with raised garden beds, two storage sheds, and even a play structure. Down the hall, you'll find two spare bedrooms, a stylishly updated bathroom with subway-tile shower and brand-new vanity, plus a primary suite with its own private 2-piece ensuite. The lower level is just as impressive, with a large rec room perfect for movie nights or games, two oversized bedrooms ideal for teens or guests, a full bathroom, and a spacious utility/laundry room. To top it off, brand-new asphalt shingles mean this big-ticket updates is already done for you. If you've been searching for a move-in ready home in a close-knit community... with the space, updates, and yard you've been dreaming of: this might be the perfect fit. Call your favourite agent today to book your private showing!