



GRASSROOTS
REALTY GROUP

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704 Alder Avenue
Beaverlodge, Alberta

MLS # A2266210



\$369,000

Division:	N/A		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,043 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N.A
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This fully developed bi-level offers a rare layout with two master suites — one on the main level and one in the basement — each complete with their own full ensuite bathrooms. Featuring 3 full bathrooms and 5 bedrooms total, this home provides comfort and functionality for families. Enjoy a brand-new kitchen with modern finishes, ample cabinetry, and open flow to the bright living and dining areas. The lower level offers additional living space perfect for a family room, office, or hobby area. Outside, you’ll love the fully fenced yard, no rear neighbours, and single detached heated garage — ideal for our cool winters, storage, or whatever you have in mind! Located in a quiet area of Beaverlodge, this home is move in ready and awaiting your personal touch!