



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

103 11A Street
Beaverlodge, Alberta

MLS # A2267423



\$359,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,025 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt, Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1 - RESTRICTED RESIDENT
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Crown Molding, See Remarks, Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Garage heater, Backup generator and transfer switch, Water filtration system.

This solid bi-level in Beaverlodge offers great value with major updates already done and room to make it your own. The main floor features two spacious bedrooms, a bright living area, and a kitchen with real oak cabinets and lots of storage. There are two full bathrooms, one up and one down, for added convenience. Downstairs, you'll find one finished bedroom, large family room with fireplace, with the option to easily add a second bedroom if desired. Several big-ticket items have been added, including a newer roof on both the home and garage, a water filtration system, and a whole-home natural gas backup generator with transfer switch. Outside, enjoy an oversized 24x30 heated garage with a covered lean-to on the side, RV parking, and a huge paved driveway. The property also includes two sheds and a covered deck, perfect for enjoying the outdoors. This home offers a solid foundation, great features, and the opportunity to customize to add your personal touch.