



**GRASSROOTS**  
REALTY GROUP

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**410 7 Avenue  
Beaverlodge, Alberta**

**MLS # A2269732**



**\$49,900**

**Division:** NONE

**Lot Size:** 0.18 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-2

**Water:** -

**Sewer:** -

**Utilities:** -

Vacant Lot on 7th Avenue &ndash; 55' x 140' (0.18 Acres) This prime property is zoned R-2 in the Town of Beaverlodge and is ready! Whether you're looking to build from the ground up or move in a modular home, this lot is fully prepared. All essential services are already on-site and ready for hookup. Plus, the property is listed below its assessed value, offering value for buyers. The lot is landscaped, drains well, and offers added privacy with no neighbors to the rear. Plenty of room for outbuildings. The seller is motivated, making this an excellent opportunity for buyers or investors. With a current shortage of residential homes for sale in the area, this property presents a fantastic chance to add value. You could easily install a prefab home and have a turnkey property in no time. Don't miss out on this great investment opportunity!