



GRASSROOTS
REALTY GROUP

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706 7 Street
Beaverlodge, Alberta

MLS # A2279799



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,377 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	No Smoking Home, Pantry		

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

A well-maintained and recently updated bungalow located in a desirable neighbourhood close to the outdoor skating arena. This spacious home features a large front deck at the main entrance, as well as a second deck off the kitchen and dining area—ideal for outdoor living and entertaining. The main floor offers three bedrooms, including a primary bedroom with a private ensuite. The open-concept kitchen and dining area includes a corner pantry, ample cabinetry, and a large double sink. The fully developed basement includes two additional bedrooms, a utility room, a storage room, and a renovated shower. Recent upgrades include a new furnace (2023), new dryer and new shingles (2024), re-stained front deck, fresh paint in several rooms, and updated backsplash in both the kitchen and bathrooms. Additional features include a heated garage with direct access to both the home and the exterior. The front yard is landscaped with lawn, while the backyard has been thoughtfully transformed into flowered and treed areas, along with a dedicated garden space. An excellent opportunity for a family home in a thriving community.