



**GRASSROOTS**  
REALTY GROUP

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

**1103 11A Street**  
**Beaverlodge, Alberta**

**MLS # A2283802**



**\$465,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Laminate Counters, Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Electric Fireplace in Basement

Nestled on a quiet west-side street in the welcoming community of Beaverlodge, this lovely modified bi-level offers a warm and comfortable place to call home. This family-friendly floor plan includes 5 bedrooms and 3 full bathrooms, giving everyone room to settle in and feel at ease. Natural light flows through the living spaces, creating a bright and peaceful atmosphere throughout. The fully finished and heated garage with floor drain adds everyday comfort through all seasons, while the fully fenced yard is perfect for relaxed evenings, children at play, and enjoying the outdoors in your own private space. Located close to parks, schools, and local amenities, this home offers a sense of calm, connection, and community &mdash; a place where memories are made and life feels just a little slower, in the best way.