



816 5th Avenue  
Beaverlodge, Alberta

MLS # A2291419



**\$359,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Piling(s), Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Shed

Brand new Moduline Home on an extra deep lot in the heart of Beaverlodge. This home has been tastefully finished, with a modern palette throughout that will suit all styles. There is a boastful entrance with laundry & wash sink, a separate primary suite with walk in closet and an ensuite. The Kitchen showcases simple luxury with a huge island, corner pantry and brand new stainless steel appliances. The rest of the home holds open concept living & dining, 2 extra bedrooms with an adjacent large full bathroom. There is an 8 x 12 ft brand new pressure-treated deck. Considering the lot is 203 ft deep, there is plenty of space to build a garage or just revel in the mass size of the lot, indulging all your landscaping dreams! This property also qualifies for the new construction Municipal Tax rebate. Get a new home without the hassle & contact a Realtor today!