



**GRASSROOTS**  
REALTY GROUP

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**1113 Hazelmere Drive  
Beaverlodge, Alberta**

**MLS # A2207303**



**\$599,000**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.62 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Low Mainte		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Chandelier, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Tankless Hot Water

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Custom Window Coverings and Blinds, Air Conditioning, Garbage/Recycle Bins, Shed

Welcome to 1113 Hazelmere Drive in Old Town Estates, Beaverlodge. On offer is a 6 bedroom, 3 bath home on a 158 x 180ft corner lot with mountain views. The .62 acre lot has a new fence in 2024, a garden spot and a 12 x 20 shed, fire pit, concrete driveway and R.V. parking. The home has been completely renovated in the last couple years including a new custom kitchen, open concept two tone cabinets and large shiplap island with seating. Kitchen and living room flow together with 9ft ceilings throughout the main floor. There is a custom built mantle surrounding the gas fireplace and space for up to an 85 inch flatscreen T.V.. Three good sized bedrooms on the main including a large primary bedroom with modern ensuite and walk-in closet. Good sized main bath completes the main floor level. Moving to the basement you will find a huge family room, 3 more bedrooms or 2 and an office. As well as a full bathroom, laundry room, playroom and a good amount of storage. The over sized double garage has access to a large entry, plenty of room for coats and boots. This is a great home in a great community, home has had many updates and has new appliances, new custom blinds and new patio doors and garage door. Demand hot water, furnace and air conditioner have all been serviced. You have the best of both worlds, acreage style living with town services and bussing to school. Please give us a days notice for showings, call your Realtor&reg; of choice.