



GRASSROOTS
REALTY GROUP

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

**702 Alder Avenue
Beaverlodge, Alberta**

MLS # A2207491



\$399,999

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,075 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Here it is! The most beautiful starter size home located across from the soccer field in Beaverlodge. This home has it all: no front neighbours, double car heated garage, a 14x22 shed with concrete floor & overhead door, 6ft tall private fence with 2 gates, and all the upgrades you can ask for! Fully finished with 4 bedrooms, 2.5 bathrooms, and to finish this beauty off it has a wrap around deck that is partially covered and closes off with a shiplap barn door - making it a suitable open area to enjoy during all four of our seasons! This home won't last long, so if you're ready so are we! Give us a call today and let's tour you through this great home before it's gone!