



GRASSROOTS
REALTY GROUP

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**1114 4th Ave West
Beaverlodge, Alberta**

MLS # A2208586



\$419,000

Division:	N/A		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,390 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	See Remarks		

Inclusions: 2 garden sheds

This well-cared-for 1,400 sq ft bungalow is a great fit for families, located on a quiet street in Beaverlodge and just a short walk to three schools, the arena, swimming pool, ball diamonds, library, hospital, and more. The main floor offers a family-friendly layout with 3 bedrooms and 2 bathrooms, including a spacious primary suite with vaulted ceilings and a private ensuite. The kitchen has lots of cabinet space, a corner pantry, and opens to a separate dining area and large living room—perfect for everyday living and family gatherings. Step out from the dining area onto a big wraparound covered deck, great for barbecues or relaxing while the kids play outside. Downstairs, there’s even more space with a huge family room, a fourth bedroom, third bathroom, and a large laundry area—plus plenty of storage for everything from toys to seasonal gear. The fully fenced backyard is ideal for kids and pets, and includes two sturdy garden sheds, one with a built-in dog house. The oversized, heated double garage has a floor drain and plenty of space for parking, bikes, or a workshop area. Freshly painted and move-in ready, this home is set up for a growing family to settle in and make it their own. Book a viewing soon.