



**GRASSROOTS**  
REALTY GROUP

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**506 7th Avenue  
Beaverlodge, Alberta**

**MLS # A2209209**



**\$209,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,242 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	r1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	na
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This property presents an exceptional opportunity for investors, flippers, or families seeking a budget-friendly home to renovate. Priced at \$209,900, this is the best-priced single-family five-bedroom home in BeaverLodge, making it a fantastic deal for those looking to make it their own. Featuring five bedrooms, with the potential for a sixth, and two and a half bathrooms—including an ensuite in the primary bedroom—this residence provides ample space for a growing family or those looking to accommodate guests. With 1242 square feet of living space on a generous 0.21-acre lot, the home could use some updating, allowing you to personalize it to your taste and preferences. The property also includes a single attached garage and is fully fenced with chain-link, providing security for your outdoor space. BeaverLodge, with a population of around 2,200, offers a charming small-town atmosphere while still being close to larger urban amenities. Grande Prairie, just about 30 minutes away, is a thriving hub for over 200,000 people, featuring major retailers like Costco and a wide range of services. Additionally, BeaverLodge is home to a local hospital, ensuring that healthcare needs are readily accessible. For those without a car, a county bus service runs from Grande Prairie to BeaverLodge, providing convenient access for grocery shopping and other errands.