



**GRASSROOTS**  
REALTY GROUP

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919 7th Avenue  
Beaverlodge, Alberta

MLS # A2211180



**\$530,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,805 sq.ft.	Age:	2009 (16 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Gentle Sloping, Landscaped, Paved, Yard		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Induction Cook Top, Dishwasher, Microwave, Built in Oven, Washer, Dryer, Window Coverings.

Custom home with many great features. 1805 sqft bungalow with 6 bedrooms and plenty of family space. Beautiful hardwood & tile flooring with heated floors, vaulted ceiling with 9 ft walls, 3 sided gas fire place has stunning stone to ceiling. The kitchen is fantastic with matching stone hearth over induction cooktop, large bakers island with raised bar, granite countertops & lots of solid wood cabinets, plus a walk through pantry! Access to nice deck with gas hookup for BBQ. Master bedroom has spacious walkthrough closet & custom steam shower in ensuite with his/hers vanity. Main floor bath features jetted aero sense soaker tub. Also main floor laundry. Basement is lovely & fully developed with extra wide stairway, large family room and 9 ft ceilings. Central Vac throughout, including garage, hot water on demand. Double garage is very spacious with 13 ft ceiling & separate electric panel. On a nice corner lot close to schools. This home checks all the boxes, call your real estate professional for a viewing.