



**GRASSROOTS**  
REALTY GROUP

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**612 6 Avenue**  
**Beaverlodge, Alberta**

**MLS # A2211845**



**\$299,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Washer, Dryer, Fridge, Stove, Dishwasher

This charming 3 bedroom 1.5 bathroom bungalow offers comfort and convenience in a peaceful neighborhood. Enjoy the nice landscaped backyard which is fully fenced for privacy. Its the perfect place for relaxing or entertaining. Perfect for a young family!! Disclosure: Pictures are courtesy of previous realtor listing until I can get in to take my own.