



**GRASSROOTS**  
REALTY GROUP

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**1108 1st Avenue West  
Beaverlodge, Alberta**

**MLS # A2212993**



**\$129,500**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	680 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Fantastic little home in a great location. This house has been well cared for over the years and has had many updates. Exterior walls were stripped down from the inside, new insulation, vapor barrier and drywall, windows, sump, shingles all within the last 10 years.. Situated on a large lot close to the new Catholic school and close to hospital, this 1 bedroom, 1 bathroom home is quaint and cozy. This would make a good starter home, a down sizer, or could give a good return as an investment property.