

# \$359,900 - 1117 6 Avenue W, Beaverlodge

MLS® #A2216799

**\$359,900**

4 Bedroom, 3.00 Bathroom, 1,221 sqft

Residential on 0.28 Acres

N/A, Beaverlodge, Alberta

Welcome to this well appointed raised bungalow perfectly located for a family in Beaverlodge! This home is presented on a large pie shaped lot in a cul-de-sac location, allowing your family safety and hours of enjoyment right out your front door. Imagine them riding their bikes with neighborhood friends and jumping through the sprinkler all summer! Inside the home the mainfloor has a bright open concept with sunken living room looking on through to your dining area and kitchen. Which has a massive breakfast bar and a patio door allowing you quick access to the deck for grilling meals and hot tub dips! The kitchen cabinets have been tastefully updated with two tone paint; white and sage green, modern hardware and newer stainless steal appliances. The flooring throughout this home has been updated to vinyl plank. 3 bedrooms and 2 bathrooms complete this main floor; the Primary being a true owners suite with 3 piece ensuite, walk in closet and french doors for deck access. Imagine a relaxing evening in the hot tub and enter straight into your bedroom doors. Downstairs has had several new additions as well, flooring, paint, laundry room and another 3 piece bathroom conveniently located for guest in the 4th oversided bedroom. The chain link fence provides safe keeping for your camper or toys parked on the huge gravelled parking pad, and the yard still has more space than many in comparison! And if you have precious vehicles needing parked indoors you're in luck



with a 24 x 20 heated attached garage! This home is also within walking distance to schools, the hospital, IGA and drug store. And a kids park is only a few steps away, this is a must see home, call a Realtor today for your private viewing.

Built in 1993

### **Essential Information**

MLS® #	A2216799
Price	\$359,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,221
Acres	0.28
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1117 6 Avenue W
Subdivision	N/A
City	Beaverlodge
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0C0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, French Door
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	5
Zoning	R 1

## Listing Details

Listing Office	All Peace Realty Ltd.
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