

# \$285,000 - 705 6 Avenue, Beaverlodge

MLS® #A2237601

**\$285,000**

3 Bedroom, 1.00 Bathroom, 1,266 sqft

Residential on 0.41 Acres

NONE, Beaverlodge, Alberta

Charming Bungalow on a huge Lot, in Beautiful Beaverlodge - An Investor's Dream!

Welcome to this lovely bungalow nestled in the heart of small town of Beaverlodge. Sitting on a sprawling lot just under half an acre, this property offers the perfect blend of privacy, space, and small-town charm. Surrounded by mature, towering trees, the yard provides a peaceful retreat with plenty of room for gardening and entertaining.

The home features cozy, functional living spaces ideal for families, retirees, or anyone looking to enjoy quiet country living with town conveniences. One of the standout features is the massive detached garage, large enough to comfortably fit 3 to 4 vehicles, perfect for car enthusiasts, extra storage, or a spacious workshop.

Whether you're looking for your first home, a peaceful downsizing option, or a promising investment opportunity, this property may be what you're looking for. With a lot this size, there's plenty of potential.

Don't miss your chance to own a slice of tranquility, and potential in one of Alberta's most welcoming communities.

Built in 1959

## Essential Information

MLS® #

A2237601



|                |             |
|----------------|-------------|
| Price          | \$285,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,266       |
| Acres          | 0.41        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 705 6 Avenue                    |
| Subdivision | NONE                            |
| City        | Beaverlodge                     |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0C0                         |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 8                     |
| Parking        | Quad or More Detached |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Wood Stove                                                      |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Wood Burning                                                                |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Back Yard, City Lot, Few Trees     |
| Roof            | Asphalt Shingle                    |
| Construction    | Concrete, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 31             |
| Zoning         | R2             |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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