

# \$204,900 - 507 6 Avenue, Beaverlodge

MLS® #A2234708

**\$204,900**

3 Bedroom, 2.00 Bathroom, 1,273 sqft

Residential on 0.28 Acres

NONE, Beaverlodge, Alberta

Welcome to 507 6 Ave, a charming 3 bedroom, 2 bathroom modular home on an oversized owned lot in Beaverlodge. This property offers the perfect combination of comfort, space, and value – ideal for families, first-time buyers, or those looking to downsize without compromising on outdoor living. Step inside to find a bright, functional layout with a spacious living area and a thoughtfully designed kitchen and dining space. There has been many updates to this property including newer appliances, flooring and paint. The home features three comfortable bedrooms, including a primary suite with its own full ensuite bathroom. A practical 12x13 mudroom addition adds convenience and extra storage, making daily life a breeze. The real showstopper is the huge backyard, offering endless potential for gardening or entertaining. With an owned lot, there's no pad rent – just freedom and flexibility to make this property your own. Located on a quiet street in a family-friendly neighbourhood just minutes from schools, parks, and amenities, this home is a rare find in today's market. Contact a Realtor of your choice today and see what this home has to offer.

Built in 1999

## Essential Information

MLS® #

A2234708



|                |              |
|----------------|--------------|
| Price          | \$204,900    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,273        |
| Acres          | 0.28         |
| Year Built     | 1999         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 507 6 Avenue                    |
| Subdivision | NONE                            |
| City        | Beaverlodge                     |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0C0                         |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home                                  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Basement          | None   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |

Foundation                      Piling(s)

**Additional Information**

Date Listed                      June 26th, 2025  
Days on Market                14  
Zoning                              R2

**Listing Details**

Listing Office                    Grassroots Realty Group Ltd.

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