

# \$319,900 - 705 6 Avenue, Beaverlodge

MLS® #A2237601

**\$319,900**

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	\$319,900
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
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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	18
Zoning	R2

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
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