

\$225,000 - 3, 1006 3 Avenue, Beaverlodge

MLS® #A2249349

\$225,000

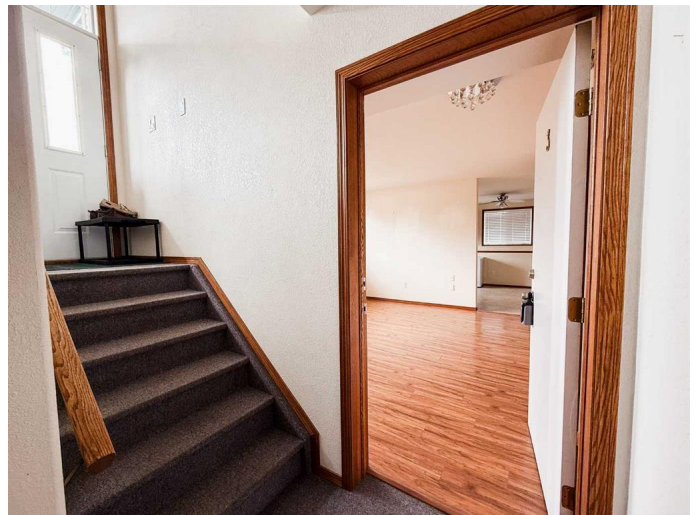
3 Bedroom, 1.00 Bathroom, 992 sqft

Residential on 0.16 Acres

NONE, Beaverlodge, Alberta

INDEPENDENT ADULT ONLY LIVING!

Discover comfortable, all-on-one-level living in a highly sought-after downtown Beaverlodge +55 condo. Nestled at 1006 3rd Avenue, this lower-level unit offers three bedrooms (including a primary with double closets), a bright living area graced with quality laminate, and cozy carpeting in the bedrooms. The kitchen features timeless oak cabinetry, and the full 4-piece bathroom includes a tub/shower combo. In-unit laundry—washer/dryer tucked in a convenient hall closet—adds to the effortless lifestyle. Step inside to find well-maintained finishes throughout, plus the peace of mind that condo fees are fully paid for you through January 2026! With unit adjustable in-floor heating, no matter where you are in the home you will always be comfortable! The home comes with a detached garage (20'x13'ft), complete with built-in shelving—ideal for storage or hobbies. No more shovelling snow or mowing grass—this home delivers maintenance-free living at its finest. Downtown convenience and exceptional age-focused amenities: Just steps from stores, banks, restaurants, churches, and the popular Seniors Centre (Lossing Centre) offering social activities, floor curling, cards, shuffles, and weekly bingo. The Recreation Centre (walking distance) includes an impressive indoor facility with a swimming pool featuring lanes, a lazy river, hot tub, leisure pool, waterfall & fountain features, spring diving board and racing dive boards—fully



wheelchair accessible with a chairlift. Robust senior support services within the community, including health clinic access at Amisk Court, home care, Meals on Wheels, wellness clinics, grocery delivery (IGA), and Handi-Bus service to Grande Prairie. A short stroll to the South Peace Centennial Museum, an open-air living history museum featuring homesteader cabins, a general store, school, church, and vintage machinery. Built with adult-living in mind, this condo is made for ease and connection. Here, every day brings comfort and community. Reach out to schedule a viewingâ€”homes like this rarely hit the market!

Built in 1996

Essential Information

MLS® #	A2249349
Price	\$225,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	992
Acres	0.16
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3, 1006 3 Avenue
Subdivision	NONE
City	Beaverlodge
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0C0

Amenities

Amenities	Other
Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Natural Gas
Cooling	None
# of Stories	2

Exterior

Exterior Features	Other
Construction	Vinyl Siding

Additional Information

Date Listed	August 16th, 2025
Days on Market	24
Zoning	R2
HOA Fees	225
HOA Fees Freq.	MON

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.