

\$284,000 - 922 2 Avenue, Beaverlodge

MLS® #A2151698

\$284,000

3 Bedroom, 5.00 Bathroom, 1,920 sqft
Residential on 0.10 Acres

NONE, Beaverlodge, Alberta

Properties like this don't come around very often! A great investment opportunity awaits in downtown Beaverlodge with this 1920 square foot property boasting new finishes throughout. The three-bedroom, five-bathroom residence features a main floor laundry and is highlighted by a modern kitchen with ample cabinetry, tile backsplash, newer appliances, and an open concept to the living room, dining area, and spacious office with large windows. Hardwood floors are present throughout, while plush carpet covers the bedrooms and durable vinyl flooring adorns the entryways and tile is used in the bathrooms. The main floor boasts new plumbing and wiring throughout, with sound- and fire-insulated walls for added comfort. The property offers three separate entrances, making it ideal for a basement suite or duplex development. The rear entry is covered and features new gravel for parking. The basement can be easily finished to suit your needs. Notable upgrades include a new metal roof, on-demand water heater, two high-efficiency furnaces (one for each level), and interior and exterior painting. With a potential rezoning for residential or commercial use, this property presents a rare opportunity. Its location and size are hard to find, especially at a price below \$300,000.

Built in 1975

Essential Information



MLS® #	A2151698
Price	\$284,000
Sold Price	\$278,000
Bedrooms	3
Bathrooms	5.00
Full Baths	2
Half Baths	3
Square Footage	1,920
Acres	0.10
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	922 2 Avenue
Subdivision	NONE
City	Beaverlodge
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0C0

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Open Floorplan
Appliances	Other
Heating	Forced Air, High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Landscaped
Roof	Metal

Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2024
Date Sold	February 5th, 2025
Days on Market	196
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	All Peace Realty Ltd.
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