

\$305,000 - 816 Almond Avenue, Beaverlodge

MLS® #A2162350

\$305,000

3 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0.15 Acres

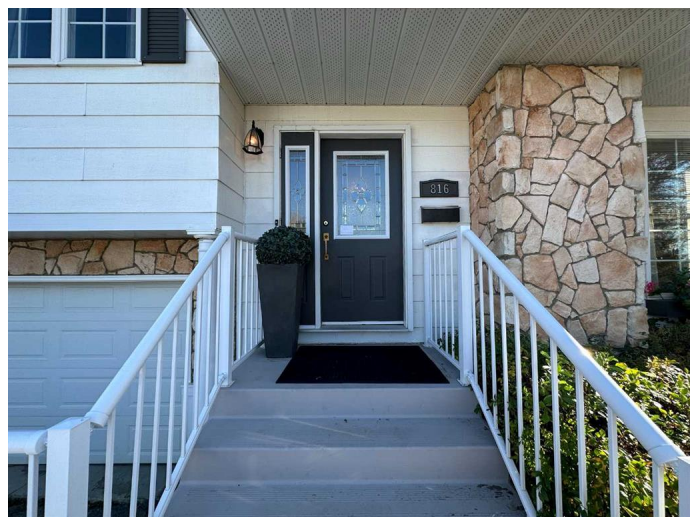
NONE, Beaverlodge, Alberta

Discover the charm of 816 Almond Avenue – a beautifully maintained 3-level split home that boasts unbeatable curb appeal in a prime location! This inviting 1,104 sqft residence features 3 bedrooms, 2 bathrooms, and an attached garage.

Step inside to an open and airy layout with high ceilings and elegant hardwood flooring throughout. The living area is perfect for relaxing by the cozy wood-burning fireplace on chilly evenings, complemented by a stunning corner window that floods the space with natural light. Sophisticated wainscoting adds a touch of class to the dining area, making it ideal for both entertaining and everyday living, while large glass garden doors open to the back deck.

The kitchen, designed in a convenient U-shape, is ideally situated beside the dining room and overlooks the living room, ensuring a seamless flow for gatherings. The primary bedroom serves as a private retreat, featuring an ensuite bathroom for your convenience. Additionally, there is a charming TV/den room that could serve as a bedroom, complete with a full bathroom located just across the hall. The attached garage provides direct access to the lower level, which includes a spacious bedroom/flex space, a laundry room, and a crawl space for plenty of storage.

Enjoy outdoor gatherings on your raised deck, which overlooks stunning landscaping, a cute garden shed, and a fire pit area that beautifully frames the fully fenced yard. This layout



ensures privacy while providing a safe playground for both kids and pets! Located on the delightful Almond Avenue, with a paved driveway, this home offers easy access to local amenities, parks, and schools, making it perfect for families and individuals alike. Donâ€™t miss out on this incredible opportunity! Schedule your showing today and experience all that 816 Almond Avenue has to offer. This stunning home wonâ€™t last long on the market, so act fast!

Built in 1985

Essential Information

MLS® #	A2162350
Price	\$305,000
Sold Price	\$300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,104
Acres	0.15
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	816 Almond Avenue
Subdivision	NONE
City	Beaverlodge
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0C0

Amenities

Parking Spaces	2
Parking	Asphalt, Double Garage Attached, Driveway

Interior

Interior Features	High Ceilings, Laminate Counters
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2024
Date Sold	September 23rd, 2024
Days on Market	17
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	All Peace Realty Ltd.
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