

\$290,000 - 708 7th Avenue, Beaverlodge

MLS® #A2185836

\$290,000

4 Bedroom, 2.00 Bathroom, 1,122 sqft

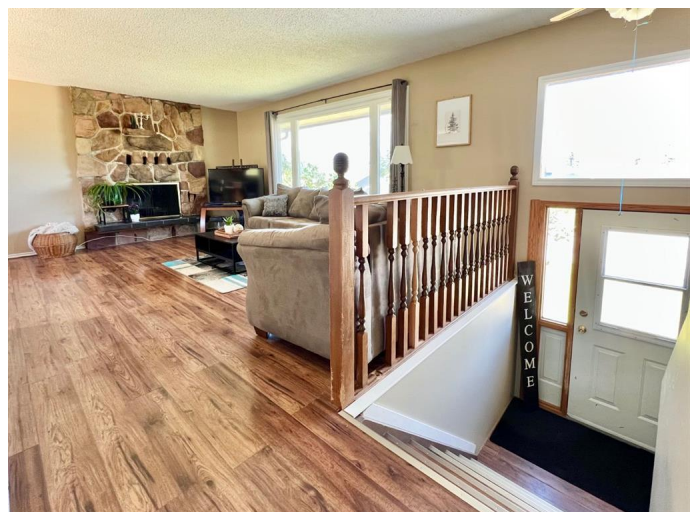
Residential on 0.24 Acres

NONE, Beaverlodge, Alberta

This charming 2 owner home has been occupied by the same family for over 30 years - and you can feel the 3 generations of love the second you walk in the front door!

On the main level, you will be welcomed by the wood burning fireplace nestled in the main family room. The stone hearth surrounding the fireplace perfectly accents the original wood cabinetry throughout the kitchen, making it an inviting space for any family gathering. Off the dining room you will access the sprawling deck, complete with two seating areas where you can overlook your backyard that seems to go on forever. With a public-access easement in the back, a shop or garage build may be in store for the next owner! You will find 3 bedrooms and a full bathroom on the main level as well, complete with an ornate soaker tub.

On the lower level you will find another spacious living area complete with a second wood burning fireplace. Two bedrooms were combined into one down here, so if you need more space it will only take a single wall to create bedroom numero cinco. You will also find the second bathroom down here, complete with a spacious stand up shower. Access to the garage is conveniently tucked off to the side of the lower level, just beyond the utility room. The garage has been converted into a shop space with a man door, but a single overhead garage door install could



change that in a jiffy.

Some notable upgrades in the past years are as follows:

- New picture window in 2017
- New shingles in 2018
- New furnace in 2019
- New hot water tank in 2020
- Drop ceiling installed in basement bedroom in 2023

Nestled in the heart of Beaverlodge, you will find every amenity you could need for your family to thrive - from hospitals to schools, an abundance of parks and greenspace, grocery, quaint shops, delicious restaurants and more. Make Beaverlodge home and know your family will be raised with wholesome values in a safe community. Contact your trusted Real Estate Team today to book a showing!

Built in 1977

Essential Information

MLS® #	A2185836
Price	\$290,000
Sold Price	\$273,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,122
Acres	0.24
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	708 7th Avenue
---------	----------------

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

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer
Heating	Forced Air, Fireplace(s), Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, Treed, Yard Drainage
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 7th, 2025
Date Sold	April 10th, 2025
Days on Market	93
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® 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.