

\$419,900 - 616 8 Avenue, Beaverlodge

MLS® #A2225636

\$419,900

1 Bedroom, 2.00 Bathroom, 1,282 sqft

Residential on 0.15 Acres

NONE, Beaverlodge, Alberta

New Listing in Beaverlodge! Don't miss this opportunity to purchase an affordable 4-bedroom, 3 bathroom home on 8th Avenue! A rare gem to hit the market today, your new home is well cared for inside and out. Whether you are a young couple, a family with children, or you are moving to town to downsize, this versatile home is certain to be appealing! The main level boasts a spacious, open concept kitchen, dining room and living room with an attractive and efficient floor plan, and vaulted ceilings. Perfect for gathering, entertaining, or just plain day to day living, you'll spend a lot of time here enjoying your family. Step out the patio door for your morning coffee or evening BBQs on the spacious east facing deck. With no rear neighbours, you can soak up the outdoors in privacy. The comfortable west facing living room is ideal for enjoying those breathtaking mountain views and provides a relaxing backdrop to take in spectacular sunsets. Two bedrooms and a 4-piece bathroom complete the main floor. Ascend a beautiful 4' wide staircase open to the great room to discover a huge master bedroom with a beautiful mountain view. You'll love the window seat, large walk-in closet and ensuite for your comfort and privacy. Finally, a wide staircase leads to the fully finished basement which boasts high ceilings, large windows, a fourth bedroom, giant family room, and a gorgeous modern bathroom professionally updated in 2018. Here, you'll also find the laundry,



but if you prefer, the upstairs pantry has hook-ups installed so that the washer/dryer could be on the main level. The builders thought of everything with this home. The energy efficient design, excellent orientation and window positioning of your new home ensures the entire house stays cool in the summer, while not sacrificing plenty of natural light year-round. A modified bi-level, youâ€™ll like the large attached garage which is heated and has a workbench. New Roof 2024, HWT 2017

Built in 2008

Essential Information

MLS® #	A2225636
Price	\$419,900
Sold Price	\$412,500
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,282
Acres	0.15
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	616 8 Avenue
Subdivision	NONE
City	Beaverlodge
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0C0

Amenities

Parking Spaces	4
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Parking Concrete Driveway, Double Car

Interior

Interior Features Breakfast Bar, Ceiling Fan, Hardwood Floorplan

Appliances Dishwasher, Electric Stove, Freezer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

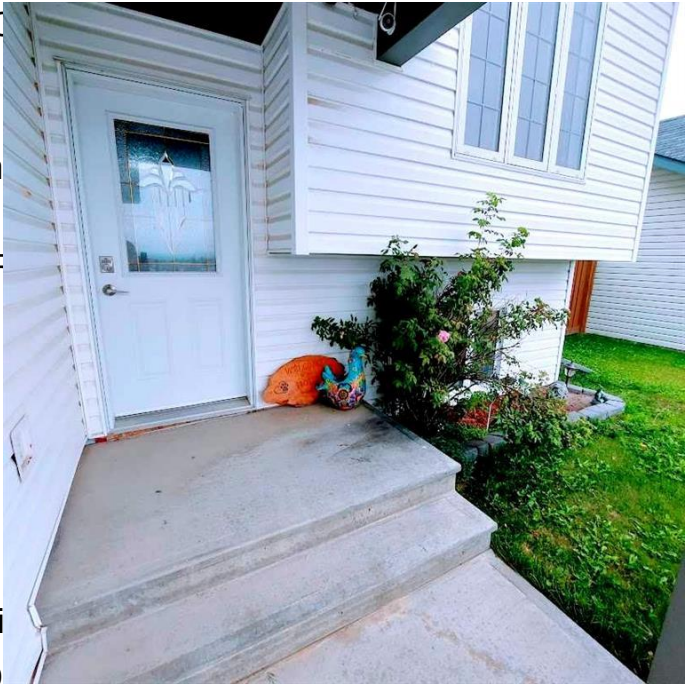
Exterior Features Fire Pit, Private Entrance, Private

Lot Description Back Yard, Lawn, No Neighboring

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete



Additional Information

Date Listed June 13th, 2025

Date Sold June 15th, 2025

Zoning R1

HOA Fees 0.00

Listing Details

Listing Office All Peace Realty Ltd.

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