

**1113 7 Avenue W**  
**Beaverlodge, Alberta**

**MLS # A2133220**



**\$290,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,334 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, No Smoking Home, Pantry		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings.

Welcome to 1113 7th Avenue West, a great bi-level home built in 1996 and fully developed with 5 spacious bedrooms and 2 bathrooms. This well-maintained property boasts a beautiful blend of modern updates and timeless charm. As you enter the main floor, you'll be greeted by a spacious kitchen with a large pantry, back entry, and new appliances. The adjacent dining area is perfect for entertaining, with patio doors leading out to the expansive two-tiered deck, which stretches the width of the house and captures the warm evening sun. A bright picture window in the living room adds to the natural light and ambiance. The primary bedroom is a serene retreat, featuring an en-suite bathroom and garden door access to the deck. Two additional bedrooms on the main floor share a full bathroom, making this an ideal layout for families. The lower level is a bonus space, offering a bright and inviting family room with big windows, a natural gas fireplace, and plenty of natural light. Two additional bedrooms and a large laundry room with storage space complete the lower level. The plumbing throughout the house was replaced in 2024, and new shingles were installed in 2019. This is a great investment revenue property and would easily rent out for \$2000 per month. Additional features of this property include: A private 6-foot fence surrounding the yard A quiet street location with plenty of parking Close proximity to parks, schools, and downtown Beaverlodge