

922 2 Avenue
Beaverlodge, Alberta

MLS # A2151698



\$284,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,920 sq.ft.	Age:	1975 (49 yrs old)
Beds:	3	Baths:	2 full / 3 half
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl
Roof:	Metal
Basement:	Full, Partially Finished
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer, window coverings, 3X garbage/recycle bins.

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.