

815 Almond Avenue
Beaverlodge, Alberta

MLS # A2160415



\$295,000

Division:	N/A		
Type:	Residential/House		
Style:	Bungalow		
Size:	976 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: floating shelf in living room and in bedroom, glass cabinetry in dining area

Great family home on a quiet street in Beaverlodge. 3 bedrooms and bathroom upstairs, 2 other rooms in basement that do not meet egress requirements for bedrooms status, and another large bathroom downstairs. Many recent upgrades including new hot water tank in 2022, new furnace in 2023, shingles in 2015 and new kitchen with gas range in 2014. The washer is nearly new and the dryer is natural gas to save on your electric bill. There is a carport to keep your vehicle out of the elements and a nice insulated and powered workshop out back. Large 55' x 120' fenced lot offers lots of room for the kids or dogs to play. Large park 3 doors down and walking distance to schools, swimming pool and arena.