

816 Almond Avenue
Beaverlodge, Alberta

MLS # A2162350



\$305,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,104 sq.ft.	Age:	1985 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters		

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer, dryer, window coverings, shed.

Discover the charm of 816 Almond Avenue — a beautifully maintained 3-level split home that boasts unbeatable curb appeal in a prime location! This inviting 1,104 sqft residence features 3 bedrooms, 2 bathrooms, and an attached garage. Step inside to an open and airy layout with high ceilings and elegant hardwood flooring throughout. The living area is perfect for relaxing by the cozy wood-burning fireplace on chilly evenings, complemented by a stunning corner window that floods the space with natural light. Sophisticated wainscoting adds a touch of class to the dining area, making it ideal for both entertaining and everyday living, while large glass garden doors open to the back deck. The kitchen, designed in a convenient U-shape, is ideally situated beside the dining room and overlooks the living room, ensuring a seamless flow for gatherings. The primary bedroom serves as a private retreat, featuring an ensuite bathroom for your convenience. Additionally, there is a charming TV/den room that could serve as a bedroom, complete with a full bathroom located just across the hall. The attached garage provides direct access to the lower level, which includes a spacious bedroom/flex space, a laundry room, and a crawl space for plenty of storage. Enjoy outdoor gatherings on your raised deck, which overlooks stunning landscaping, a cute garden shed, and a fire pit area that beautifully frames the fully fenced yard. This layout ensures privacy while providing a safe playground for both kids and pets! Located on the delightful Almond Avenue, with a paved driveway, this home offers easy access to local amenities, parks, and schools, making it perfect for families and individuals alike. Don't miss out on this incredible opportunity! Schedule your showing today and experience all that 816 Almond Avenue has to offer. This stunning home

won't last long on the market, so act fast!