

**708 7th Avenue**  
**Beaverlodge, Alberta**

**MLS # A2185836**



**\$295,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry		

**Inclusions:** shed

This charming 2 owner home has been occupied by the same family for over 30 years - and you can feel the 3 generations of love the second you walk in the front door! On the main level, you will be welcomed by the wood burning fireplace nestled in the main family room. The stone hearth surrounding the fireplace perfectly accents the original wood cabinetry throughout the kitchen, making it an inviting space for any family gathering. Off the dining room you will access the sprawling deck, complete with two seating areas where you can overlook your backyard that seems to go on forever. With a public-access easement in the back, a shop or garage build may be in store for the next owner! You will find 3 bedrooms and a full bathroom on the main level as well, complete with an ornate soaker tub. On the lower level you will find another spacious living area complete with a second wood burning fireplace. Two bedrooms were combined into one down here, so if you need more space it will only take a single wall to create bedroom numero cinco. You will also find the second bathroom down here, complete with a spacious stand up shower. Access to the garage is conveniently tucked off to the side of the lower level, just beyond the utility room. The garage has been converted into a shop space with a man door, but a single overhead garage door install could change that in a jiffy. Some notable upgrades in the past years are as follows: - New picture window in 2017 - New shingles in 2018 - New furnace in 2019 - New hot water tank in 2020 - Drop ceiling installed in basement bedroom in 2023 Nestled in the heart of Beaverlodge, you will find every amenity you could need for your family to thrive - from hospitals to schools, an abundance of parks and greenspace, grocery, quaint shops, delicious restaurants and more. Make Beaverlodge home and know your family will be

raised with wholesome values in a safe community. Contact your trusted Real Estate Team today to book a showing!