

614 6 Avenue
Beaverlodge, Alberta

MLS # A2237893



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,192 sq.ft.	Age:	1976 (49 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: Kitchen Island, Green House

Welcome to the homiest of all homes. A warm, inviting bungalow nestled on a peaceful street in the heart of charming Beaverlodge. This delightfully spacious 5 bedroom, 3 bathroom haven features a cozy woodburning fireplace on each level, a dedicated home office, convenient main floor laundry, and a half bath tucked off the primary suite. Lovingly maintained by only two owners, this super homey home has been thoughtfully updated over the years with paint, stylish flooring, and a refreshed kitchen that flows effortlessly for everyday comfort and entertaining. Step outside and be wowed by the ridiculously huge backyard, truly a rare find, featuring a beautifully landscaped oasis, an east facing deck perfect for sunrise coffees, and a massive 26x24 double detached garage that’s ready for all your projects and toys. And don’t miss the bonus greenhouse tucked behind the garage, perfect for those with a green thumb! Nearly all the windows have been upgraded to efficient double pane vinyl, and newer shingles were installed in 2021 for added peace of mind. All this space, style, and serenity, plus the unbeatable value, making this property a true gem in a quiet town that still offers every amenity you could ask for. This isn’t just a house.. It’s your forever home waiting to welcome you!