

214 7 Street  
Beaverlodge, Alberta

MLS # A2265381



## \$259,900

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** N/A

Well if you are looking for a great starter home or a superb rental unit, this one maybe the one you have been waiting for. This 3 bedroom 1 bath home with access to the main bathroom to the primary bedroom. The windows have been updated to vinyl, the roof was redone in 2024, hot water tank was replaced in 2023, the furnace was replaced in 2014, appliances have been updated, flooring is laminate, and lino in the bathroom, appliances are relatively new, the home has a full basement that has been insulated, wired, and drywalled, the home sits on a nice sized corner lot, and located within 2 blocks of the grocery store, and 3 blocks to the downtown area. Call today for your personal viewing before this one is gone.