

# \$550,000 - 826 3rd Avenue, Beaverlodge

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MLS® #A2208340

## \$550,000

3 Bedroom, 2.00 Bathroom, 2,160 sqft

Residential on 0.18 Acres

NONE, Beaverlodge, Alberta

Side by side Bungalow Duplex, 1080 sqft per side built in 2020. Very nice floor plan with 2 large bedrooms on the main floor along with 2 full bathrooms, one being an ensuite and a walk in closet. Laundry is on the main level. Good sized kitchen, living room and dining room. There is a full ICF basement partially developed with one more large bedroom, bathroom is framed and roughed in. Furnaces and water heaters have been upgraded to high efficiency. This home is well located, walking distance to downtown and recreation facilities. Large corner lot with separate driveways and back alley access. All appliances are included and a storage shed for each side. Great tenants. Call listing office for income detail's. Viewings can be scheduled with 24 hours notice through your Realtor® of choice.



Built in 2020

## Essential Information

MLS® #	A2208340
Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,160
Acres	0.18
Year Built	2020
Type	Residential

Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	826 3rd Avenue
Subdivision	NONE
City	Beaverlodge
County	Grande Prairie No. 1, County
Province	Alberta
Postal Code	T0H 0C0

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 5th, 2025
Days on Market	89
Zoning	R2

### Listing Details

Listing Office	All Peace Realty Ltd.
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