

# \$369,000 - 704 Alder Avenue, Beaverlodge

MLS® #A2266210

**\$369,000**

4 Bedroom, 3.00 Bathroom, 1,043 sqft

Residential on 0.17 Acres

N/A, Beaverlodge, Alberta

This fully developed bi-level offers a rare layout with two master suites – one on the main level and one in the basement – each complete with their own full ensuite bathrooms. Featuring 3 full bathrooms and 5 bedrooms total, this home provides comfort and functionality for families. Enjoy a brand-new kitchen with modern finishes, ample cabinetry, and open flow to the bright living and dining areas. The lower level offers additional living space perfect for a family room, office, or hobby area. Outside, you™ll love the fully fenced yard, no rear neighbours, and single detached heated garage – ideal for our cool winters, storage, or whatever you have in mind! Located in a quiet area of Beaverlodge, this home is move in ready and awaiting your personal touch!

Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266210    |
| Price          | \$369,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,043       |
| Acres          | 0.17        |
| Year Built     | 1979        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bi-Level |
| Status   | Active   |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 704 Alder Avenue                |
| Subdivision | N/A                             |
| City        | Beaverlodge                     |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0C0                         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | See Remarks                                                 |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                  |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Full                                                        |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 14                 |
| Zoning         | R                  |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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