

103 11A Street  
Beaverlodge, Alberta

MLS # A2267423



**\$359,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1 - RESTRICTED RESIDENT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Crown Molding, See Remarks, Storage		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Garage heater, Backup generator and transfer switch, Water filtration system.

This solid bi-level in Beaverlodge offers great value with major updates already done and room to make it your own. The main floor features two spacious bedrooms, a bright living area, and a kitchen with real oak cabinets and lots of storage. There are two full bathrooms, one up and one down, for added convenience. Downstairs, you'll find one finished bedroom, large family room with fireplace, with the option to easily add a second bedroom if desired. Several big-ticket items have been added, including a newer roof on both the home and garage, a water filtration system, and a whole-home natural gas backup generator with transfer switch. Outside, enjoy an oversized 24x30 heated garage with a covered lean-to on the side, RV parking, and a huge paved driveway. The property also includes two sheds and a covered deck, perfect for enjoying the outdoors. This home offers a solid foundation, great features, and the opportunity to customize to add your personal touch.