

# \$357,500 - 1023 3 Avenue, Beaverlodge

MLS® #A2248343

## \$357,500

3 Bedroom, 2.00 Bathroom, 1,702 sqft

Residential on 0.19 Acres

N/A, Beaverlodge, Alberta

### LOCATION, SPACE & CHARM “ALL IN ONE!

Situated on the edge of downtown Beaverlodge, this well-kept 2015 home offers the perfect blend of convenience and comfort. Just minutes from shops, services, and daily amenities, this property sits on two spacious lots and is fully fenced “wood fencing in the front and sides, and chain-link at the back with lattice for climbing vines. A 16’—32’ garage provides ample space for parking, storage, and projects.

### INSIDE FEATURES

“ 3 Bedrooms + Bonus Room “ Primary suite includes a walk-in closet and a large ensuite with a jetted tub and storage cabinet.

“ Bright, Open Concept “ Kitchen, dining, and living areas flow together with direct access to both the front of the home and the large back deck.

“ Well-Appointed Kitchen “ Abundant cabinets, a central island, and a pantry for extra storage.

“ Natural Light “ Large windows fill the living space with sunshine.

“ Functional Layout “ West end features two bedrooms, a 3-piece bathroom, and a cozy reading/TV room.

“ Convenient Laundry Room “ Shared with the east entrance.

“ Smart Security “ Telus security system with phone control capability.



OUTDOOR OASIS

The backyard is thoughtfully designed for gardening and outdoor enjoyment, featuring:

- Raised garden beds, weed-barrier plots, large pots, and cement planters.
- Fruit-bearing trees and shrubs, including strawberries, raspberries, saskatoon berries, mountain ash, cherry trees, and more.
- Assorted flowers and vines creating beauty all season long.

This property offers incredible value, inside and out – a must-see and priced to sell!

Built in 2015

Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2248343                |
| Price          | \$357,500               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,702                   |
| Acres          | 0.19                    |
| Year Built     | 2015                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 1023 3 Avenue                   |
| Subdivision | N/A                             |
| City        | Beaverlodge                     |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0C0                         |

Amenities

|                |   |
|----------------|---|
| Parking Spaces | 5 |
|----------------|---|

|              |                                                                    |
|--------------|--------------------------------------------------------------------|
| Parking      | Off Street, Parking Pad, RV Access/Parking, Single Garage Detached |
| # of Garages | 1                                                                  |

## Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Bar |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                                         |
| Heating           | Forced Air                                                                                                                                         |
| Cooling           | None                                                                                                                                               |
| Basement          | None                                                                                                                                               |

## Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                                                                            |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Gazebo, Low Maintenance Landscape, Private, Few Trees |
| Roof              | Asphalt Shingle                                                                                                |
| Construction      | Stone, Vinyl Siding                                                                                            |
| Foundation        | Piling(s), Pillar/Post/Pier                                                                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 2                 |
| Zoning         | R2                |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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