

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

---

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

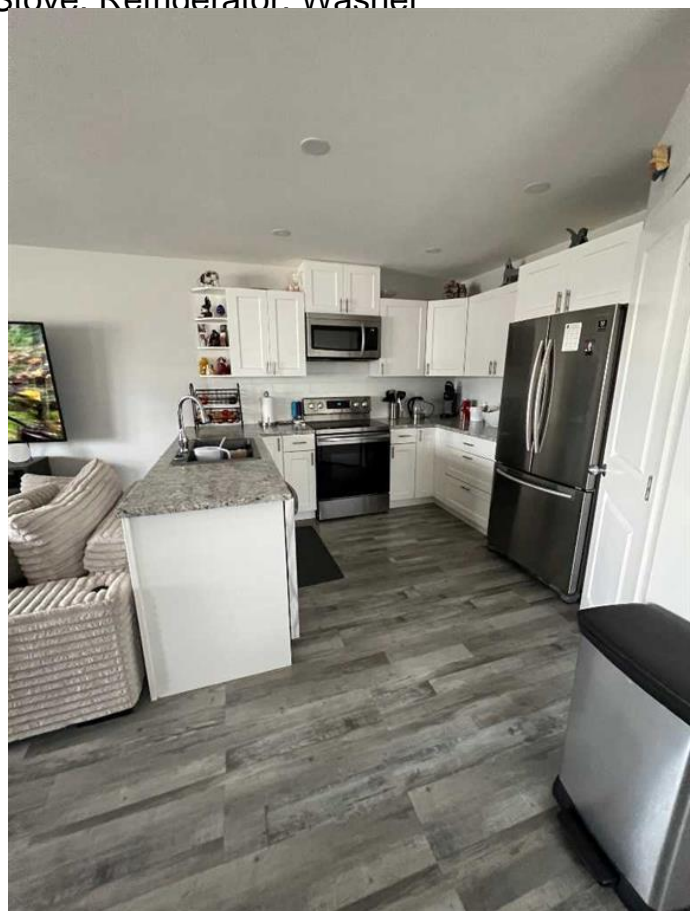
Exterior Features None  
Lot Description See Remarks  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed May 5th, 2025  
Days on Market 95  
Zoning R2

### Listing Details

Listing Office All Peace Realty Ltd.



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.