

# \$299,000 - 806 Almond Almond Avenue, Beaverlodge

MLS® #A2249160

**\$299,000**

4 Bedroom, 2.00 Bathroom, 1,183 sqft

Residential on 0.16 Acres

NONE, Beaverlodge, Alberta

Welcome to this 1,183 sq. ft. 4-bedroom, 2-bathroom bungalow located on one of the most desirable streets in Beaverlodge – Almond Avenue. Just a short walk away from parks and schools, this home offers both convenience and a family-friendly setting.

The main floor features three spacious bedrooms, a large living room with a beautiful picture window, and a welcoming front entrance. The open-concept kitchen and dining area are perfect for gatherings, with garden doors that open onto a back deck with wrap-around seating, overlooking the large fenced yard. A handy back entrance leads to the laundry area and a half bath.

The partially finished basement adds excellent potential with a fourth bedroom, storage room, rumpus room, and plumbing already in place for an additional bathroom. Buyers will appreciate the opportunity to customize and develop the basement to suit their needs.

Outside, the property offers a paved driveway, huge garden shed, mature yard, and plenty of space for outdoor enjoyment.

This is a great buy in a sought-after neighbourhood – a perfect place to call home!

Built in 1978



## Essential Information

MLS® #	A2249160
Price	\$299,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,183
Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	806 Almond Almond Avenue
Subdivision	NONE
City	Beaverlodge
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0C0

## Amenities

Parking Spaces	2
Parking	Parking Pad, Aggregate

## Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Few Trees, Landscaped
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 15th, 2025
Zoning	R1

### **Listing Details**

Listing Office	All Peace Realty Ltd.
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