

# \$249,000 - 1118 7th Avenue, Beaverlodge

MLS® #A2217320

## \$249,000

3 Bedroom, 2.00 Bathroom, 1,912 sqft  
Residential on 0.19 Acres

NONE, Beaverlodge, Alberta

Spacious and well-kept 3-bedroom, 2-bathroom manufactured home located on a quiet dead-end street. This 20' x 76' home includes a 14' x 28' addition, offering over 1,900 sq ft of living space. The primary bedroom features a 3-piece ensuite and walk-in closet. Enjoy a quiet reading room with a natural gas fireplace, ideal for relaxing evenings.

Situated on a pie-shaped lot with no rear neighbors, the property offers privacy and outdoor comfort with a large, partially covered deck. Additional highlights include air conditioning, brand new dishwasher, a single detached garage, a large garden shed, and plenty of storage throughout.

A peaceful setting just minutes from amenities—move-in ready and easy to view.

Built in 2001

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217320    |
| Price          | \$249,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,912       |
| Acres          | 0.19        |
| Year Built     | 2001        |
| Type           | Residential |



|          |              |
|----------|--------------|
| Sub-Type | Detached     |
| Style    | Modular Home |
| Status   | Active       |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 1118 7th Avenue                 |
| Subdivision | NONE                            |
| City        | Beaverlodge                     |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0C0                         |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | Central Air                                            |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Gas                                                    |
| Basement          | None                                                   |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Other                        |
| Foundation        | Piling(s)                    |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 1             |
| Zoning         | R2            |

### Listing Details

Listing Office

RE/MAX Grande Prairie

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.