

# \$209,900 - 506 7th Avenue, Beaverlodge

MLS® #A2209209

**\$209,900**

5 Bedroom, 3.00 Bathroom, 1,242 sqft  
Residential on 0.21 Acres

NONE, Beaverlodge, Alberta

This property presents an exceptional opportunity for investors, flippers, or families seeking a budget-friendly home to renovate. Priced at \$209,900, this is the best-priced single-family five-bedroom home in BeaverLodge, making it a fantastic deal for those looking to make it their own.

Featuring five bedrooms, with the potential for a sixth, and two and a half bathrooms—including an ensuite in the primary bedroom—this residence provides ample space for a growing family or those looking to accommodate guests. With 1242 square feet of living space on a generous 0.21-acre lot, the home could use some updating, allowing you to personalize it to your taste and preferences. The property also includes a single attached garage and is fully fenced with chain-link, providing security for your outdoor space.

BeaverLodge, with a population of around 2,200, offers a charming small-town atmosphere while still being close to larger urban amenities. Grande Prairie, just about 30 minutes away, is a thriving hub for over 200,000 people, featuring major retailers like Costco and a wide range of services. Additionally, BeaverLodge is home to a local hospital, ensuring that healthcare needs are readily accessible. For those without a car, a county bus service runs from Grande Prairie to BeaverLodge, providing convenient access for



grocery shopping and other errands.

Built in 1977

### **Essential Information**

MLS® #	A2209209
Price	\$209,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,242
Acres	0.21
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	506 7th Avenue
Subdivision	NONE
City	Beaverlodge
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0C0

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard  
Lot Description No Neighbours Behind  
Roof Asphalt Shingle  
Construction Wood Siding  
Foundation Poured Concrete

## Additional Information

Date Listed April 7th, 2025  
Days on Market 8  
Zoning r1

## Listing Details

Listing Office Real Broker

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