

# \$289,900 - 614 6 Avenue, Beaverlodge

MLS® #A2237893

**\$289,900**

6 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.22 Acres

NONE, Beaverlodge, Alberta

Welcome to the homiest of all homes. A warm, inviting bungalow nestled on a peaceful street in the heart of charming Beaverlodge. This delightfully spacious 5 bedroom, 3 bathroom haven features a cozy woodburning fireplace on each level, a dedicated home office, convenient main floor laundry, and a half bath tucked off the primary suite. Lovingly maintained by only two owners, this super homey home has been thoughtfully updated over the years with paint, stylish flooring, and a refreshed kitchen that flows effortlessly for everyday comfort and entertaining. Step outside and be wowed by the ridiculously huge backyard, truly a rare find, featuring a beautifully landscaped oasis, an east facing deck perfect for sunrise coffees, and a massive 26x24 double detached garage that's ready for all your projects and toys. And don't miss the bonus greenhouse tucked behind the garage, perfect for those with a green thumb! Nearly all the windows have been upgraded to efficient double pane vinyl, and newer shingles were installed in 2021 for added peace of mind. All this space, style, and serenity, plus the unbeatable value, making this property a true gem in a quiet town that still offers every amenity you could ask for. This isn't just a house.. It's your forever home waiting to welcome you!

Built in 1976

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2237893    |
| Price          | \$289,900   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,192       |
| Acres          | 0.22        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 614 6 Avenue                    |
| Subdivision | NONE                            |
| City        | Beaverlodge                     |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0C0                         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Vinyl Windows              |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                        |
| Cooling           | None                                                           |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 1                                                              |
| Fireplaces        | Living Room, Wood Burning, Metal                               |
| Has Basement      | Yes                                                            |
| Basement          | Finished, Full                                                 |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Other                                                   |
| Lot Description   | Landscaped, Lawn, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Wood                                                    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 56             |
| Zoning         | R-2            |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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