

\$357,500 - 1023 3 Avenue, Beaverlodge

MLS® #A2248343

\$357,500

3 Bedroom, 2.00 Bathroom, 1,702 sqft
Residential on 0.19 Acres

N/A, Beaverlodge, Alberta

LOCATION, SPACE & CHARM â€” ALL IN ONE!

Situated on the edge of downtown Beaverlodge, this well-kept 2015 home offers the perfect blend of convenience and comfort. Just minutes from shops, services, and daily amenities, this property sits on two spacious lots and is fully fenced â€” wood fencing in the front and sides, and chain-link at the back with lattice for climbing vines. A 16Ã—32 garage provides ample space for parking, storage, and projects.

INSIDE FEATURES

- â€” 3 Bedrooms + Bonus Room â€” Primary suite includes a walk-in closet and a large ensuite with a jetted tub and storage cabinet.
- â€” Bright, Open Concept â€” Kitchen, dining, and living areas flow together with direct access to both the front of the home and the large back deck.
- â€” Well-Appointed Kitchen â€” Abundant cabinets, a central island, and a pantry for extra storage.
- â€” Natural Light â€” Large windows fill the living space with sunshine.
- â€” Functional Layout â€” West end features two bedrooms, a 3-piece bathroom, and a cozy reading/TV room.
- â€” Convenient Laundry Room â€” Shared with the east entrance.
- â€” Smart Security â€” Telus security system with phone control capability.



OUTDOOR OASIS

The backyard is thoughtfully designed for gardening and outdoor enjoyment, featuring:

- Raised garden beds, weed-barrier plots, large pots, and cement planters.

- Fruit-bearing trees and shrubs, including strawberries, raspberries, saskatoon berries, mountain ash, cherry trees, and more.

- Assorted flowers and vines creating beauty all season long.

This property offers incredible value, inside and out – a must-see and priced to sell!

Built in 2015

Essential Information

MLS® #	A2248343
Price	\$357,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,702
Acres	0.19
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

Community Information

Address	1023 3 Avenue
Subdivision	N/A
City	Beaverlodge
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0C0

Amenities

Parking Spaces	5
----------------	---

Parking	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Gazebo, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Piling(s), Pillar/Post/Pier

Additional Information

Date Listed	August 14th, 2025
Zoning	R2

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

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.