

# \$204,900 - 507 6 Avenue, Beaverlodge

MLS® #A2234708

**\$204,900**

3 Bedroom, 2.00 Bathroom, 1,273 sqft

Residential on 0.28 Acres

NONE, Beaverlodge, Alberta

Welcome to 507 6 Ave, a charming 3 bedroom, 2 bathroom modular home on an oversized owned lot in Beaverlodge. This property offers the perfect combination of comfort, space, and value – ideal for families, first-time buyers, or those looking to downsize without compromising on outdoor living. Step inside to find a bright, functional layout with a spacious living area and a thoughtfully designed kitchen and dining space. There has been many updates to this property including newer appliances, flooring and paint. The home features three comfortable bedrooms, including a primary suite with its own full ensuite bathroom. A practical 12x13 mudroom addition adds convenience and extra storage, making daily life a breeze. The real showstopper is the huge backyard, offering endless potential for gardening or entertaining. With an owned lot, there's no pad rent – just freedom and flexibility to make this property your own. Located on a quiet street in a family-friendly neighbourhood just minutes from schools, parks, and amenities, this home is a rare find in today's market. Contact a Realtor of your choice today and see what this home has to offer.

Built in 1999

## Essential Information

MLS® #

A2234708



Price	\$204,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,273
Acres	0.28
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address	507 6 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

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                      Piling(s)

**Additional Information**

Date Listed                      June 26th, 2025  
Days on Market                11  
Zoning                              R2

**Listing Details**

Listing Office                    Grassroots Realty Group Ltd.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.