

**3, 1006 3 Avenue  
Beaverlodge, Alberta****MLS # A2249349****\$169,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** Freezer

**INDEPENDENT ADULT ONLY LIVING!** Discover comfortable, all-on-one-level living in a highly sought-after downtown Beaverlodge +55 condo. Nestled at 1006 3rd Avenue, this lower-level unit offers three bedrooms (including a primary with double closets), a bright living area graced with quality laminate, and cozy carpeting in the bedrooms. The kitchen features timeless oak cabinetry, and the full 4-piece bathroom includes a tub/shower combo. In-unit laundry—washer/dryer tucked in a convenient hall closet—adds to the effortless lifestyle. Step inside to find well-maintained finishes throughout, plus the peace of mind that condo fees are fully paid for you through January 2026! With unit adjustable in-floor heating, no matter where you are in the home you will always be comfortable! The home comes with a detached garage (20'x13'ft), complete with built-in shelving—ideal for storage or hobbies. No more shovelling snow or mowing grass—this home delivers maintenance-free living at its finest. Downtown convenience and exceptional age-focused amenities: Just steps from stores, banks, restaurants, churches, and the popular Seniors Centre (Losing Centre) offering social activities, floor curling, cards, shuffles, and weekly bingo. The Recreation Centre (walking distance) includes an impressive indoor facility with a swimming pool featuring lanes, a lazy river, hot tub, leisure pool, waterfall & fountain features, spring diving board and racing dive boards—fully wheelchair accessible with a chairlift. Robust senior support services within the community, including health clinic access at Amisk Court, home care, Meals on Wheels, wellness clinics, grocery delivery (IGA), and Handi-Bus service to Grande Prairie. A short stroll to the South Peace Centennial Museum, an open-air living history museum featuring homesteader cabins, a general

store, school, church, and vintage machinery. Built with adult-living in mind, this condo is made for ease and connection. Here, every day brings comfort and community. Reach out to schedule a viewing&mdash;homes like this rarely hit the market!