

**816 5th Avenue  
Beaverlodge, Alberta****MLS # A2275040****\$369,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Piling(s), Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Shed

Brand new Moduline Home on an extra deep lot in the heart of Beaverlodge. This home has been tastefully finished, with a modern palette throughout that will suit all styles. There is a boastful entrance with laundry & wash sink, a separate primary suite with walk in closet and an ensuite. The Kitchen showcases simple luxury with a huge island, corner pantry and brand new stainless steel appliances. The rest of the home holds open concept living & dining, 2 extra bedrooms with an adjacent large full bathroom. There is an 8 x 12 ft brand new pressure-treated deck. Considering the lot is 203 ft deep, there is plenty of space to build a garage or just revel in the mass size of the lot, indulging all your landscaping dreams! This property also qualifies for the new construction Municipal Tax rebate, price includes GST rebate to buyer. Get a new home without the hassle & contact a Realtor today!