

# \$294,900 - 13 Beaver Ranch Drive, High Level

MLS® #A2206929

**\$294,900**

4 Bedroom, 3.00 Bathroom, 1,117 sqft  
Residential on 0.14 Acres

NONE, High Level, Alberta

WOW !!! If you are looking for a home with transitional flare, that's modern, stylish and chic ,and like it's from the pages of a magazine ? then this is the home for you !!

Located in one of High Level's newer neighbourhoods with the Christian Academy School a skip and a hop away , sits this updated 4 bedroom 3 bath home. Let the light shine in ! white and bright kitchen showcases plenty of cabinetry with stainless steel appliances ,a corner walk-in pantry and a double sink with a perfectly placed window overlooking the amazing newly fenced backyard . The Dining Room will be a place of gathering for the sit down meal times with the ones you love ! The patio doors that leads to the fabulous two-tier deck, the most amazing space to soak up the sun , perfect to enjoy quiet morning reflections or evenings filled with laughter and love around the fire-pit. On the main level there are 2 bedrooms and a bath with a tub/shower combo and the Primary Suite with a walk-in closet and ensuite, showcasing plenty of wall space for your inspirations of balance and nurture for the soul . The lower level offers so much space , there is a wonderful Family Room or your private yoga/exercise room, plus another HUGE Bedroom with its very own en-suite and a Storage Room . This home oozes with comfort and style, the good life is certain! The only question is ,will you be the lucky one ?

Built in 2002



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206929          |
| Price          | \$294,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,117             |
| Acres          | 0.14              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 13 Beaver Ranch Drive |
| Subdivision | NONE                  |
| City        | High Level            |
| County      | Mackenzie County      |
| Province    | Alberta               |
| Postal Code | T0H 1Z0               |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding                      |

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 2nd, 2025

Days on Market        3

Zoning                 R-1

### **Listing Details**

Listing Office         RE/MAX Grande Prairie

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