

\$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 8

Zoning R-1

Listing Details

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.