

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

MLS® #A2206929

**\$294,900**

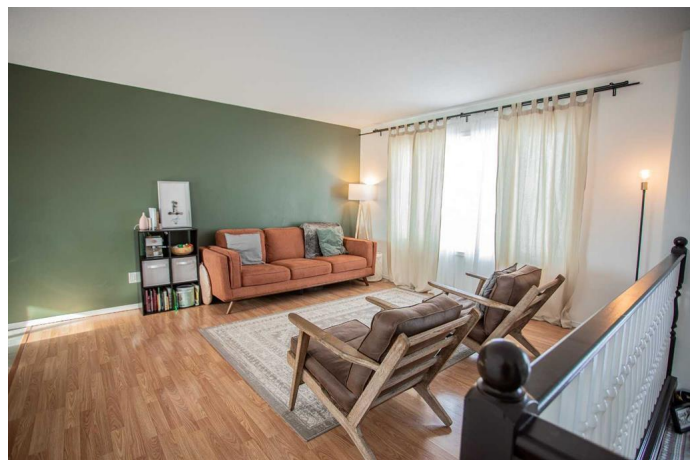
4 Bedroom, 3.00 Bathroom, 1,117 sqft  
Residential on 0.14 Acres

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

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