

# \$274,900 - 7 Beaver Ranch Drive, High Level

MLS® #A2236390

**\$274,900**

3 Bedroom, 2.00 Bathroom, 986 sqft

Residential on 0.01 Acres

NONE, High Level, Alberta

Imagine sipping your evening tea & sitting on your front porch watching the sunset. This stunning, meticulously cared for 3 bedroom, 2 bath home is going to impress you from the inside - out!! tile flooring throughout the main floor living space complete with a wood burning stove, the living & dining area giving you the open concept living at its finest. U-shaped kitchen, features raised panel chocolate brown cabinets & main floor laundry with garden doors leading onto the deck overlooking the oversized yard with a dog run, garden shed & fire pit all while being fully fenced. The bedrooms all have great sized closets with the Primary offering a walk-in closet . The lower level is perfect for movie nights or why not invite friends & family to hang out & watch the game in the HUGE family room. Downstairs you will find the perfect reading nook to nestle in and enjoy that book you have been wanting to read. A work-out corner, office or craft area & room to build another bedroom along with a full bath complete the lower level. If you're looking for the perfect home that has been incredibly cared for, Then this may just be the one!!

Built in 2002

## Essential Information

MLS® # A2236390

Price \$274,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 986         |
| Acres          | 0.01        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 7 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, Jetted Tub                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Basement, Wood Burning Stove                            |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding                      |

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 14th, 2025  
Days on Market        22  
Zoning                      R-1

**Listing Details**

Listing Office            RE/MAX Grande Prairie

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