



GRASSROOTS
REALTY GROUP

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**7 Beaver Ranch Drive
High Level, Alberta**

MLS # A2236390

\$274,900



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	986 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Open Floorplan		

Inclusions: Shed

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!!