



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

MLS # A2277667



\$309,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,117 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry		

Inclusions: Shed

Start living the next fabulous chapter of your life in this welcoming 4 Bedroom/3 Bath home, boasting over 2000 sq ft of living space , a choice location in a newer area of town, just a short walk to parks, walking trails and Christian Academy School. As soon as you step into this lovely home you are greeted by cheerful light and brightness , a sizeable Living Room showcasing gleaming wood floors and plenty of wall space for your inspirations of balance and nurture for the soul. A huge front picture window ensuring an abundance of natural light, the most amazing happy space for all the plants, flowing into the fabulous Dining area for evening sit-down meals with family and friends. Adjacent is an open plan Kitchen ,here you’ll find ample counter space for your culinary creations with the perfectly placed window overlooking the sun-drenched fenced yard, perfect for outdoor living and play. Quality stainless steel appliances and a generous walk-in pantry. Garden door opens unto the ULTIMATE deck with a screened in gazebo to enjoy quiet reflective moments , a late evening fiesta under the Northern skies or evenings spent with friends around the fantastic fire-pit enjoying the abundance of fresh air and Alberta blue skies . Down the hall is where you’ll find 2 Bedrooms, main bath with a tub/shower combo , as well as the relaxing Primary Suite-your own private space of tranquility featuring a great size walk-in closet and ensuite. The lower level showcases a Play/Family Room , a good-sized bedroom for the teenager or overnight guest, a huge flex space for you to unleash your creative edge or work-out area and another bath .This home oozes with comfort and style, the good life is certain! The only question is ,will you be the lucky one ?