



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2277667**



**\$314,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 ?