



**626 1 Avenue**  
**Beaver Mines, Alberta**

**MLS # A2142363**



**\$697,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,950 sq.ft.	<b>Age:</b>	1984 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Private, Public
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Private Sewer, Public Sewer
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, Stucco	<b>Zoning:</b>	HR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Walk-In Closet(s), Wet Bar		

**Inclusions:** pool table, cues, 2 bar stools, 2 ottomans

If mountain living, gorgeous views and a beautiful home are what you've been looking for, you don't want to miss out on this listing in Beaver Mines! This move-in ready property is a must-see!! The yard is fully landscaped and the house is set back from the road with ample room for parking on the gravel driveway. The east facing front deck is the perfect place to enjoy your morning coffee , while the west facing back deck is a private oasis. This incredibly solid home was built in 1984 and sits on 4 lots. The main level has a cozy family room with wood burning fireplace, den and open concept living & dining room, all with lots of natural light to take in the beautiful views. The living room has patio doors leading out onto the private, sheltered back deck. Upstairs, the bedrooms all boast built-in window seats. There is a three piece ensuite off the primary bedroom, and a walk-in closet. In addition to three more bedrooms, the upper floor also has a four piece bathroom, and a large recreation room with wet bar - a great place for family time or entertaining! An attached double-car garage with workshop completes this property and would be the perfect space for your hobbies or storing your toys. All this, just minutes away from Castle Mountain Resort!