



**433 2nd Avenue
Beaver Mines, Alberta**

MLS # A2167916



\$650,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Cottage/Cabin | | |
| Size: | 1,811 sq.ft. | Age: | 1982 (42 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | 0.46 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Brush, Many Trees, Wooded | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Subfloor | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full, Unfinished, Walk-Up To Grade | LLD: | - |
| Exterior: | Concrete, Log | Zoning: | HR1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Ceiling Fan(s), Natural Woodwork | | |

Inclusions: Furniture throughout the main levels of the house.

One of a kind Log Cabin, nestled in the trees off the main drive of Beaver Mines; located within 20 minutes of Castle Mountain, the Crowsnest Pass or Pincher Creek. Also less than one hour from Waterton National Park, known as one of the most picturesque sites in the Canadian Rockies. This custom-built log cabin is full of character from the high vaulted ceilings with full log beams to the custom-built circular log stairway. Quality workmanship can be seen throughout with the precise fit of each log placed to build this one-of-a-kind getaway. The main floor offers a great space for entertaining and relaxing. The large kitchen and prep area can accommodate all your dinner guests or take some time to relax in the living room in front of a wood burning stove. There is a large deck off the side of the living room to enjoy the fresh mountain air as well as a covered porch at the front. Take a walk up the log steps to the second story where you will find 3 great-sized bedrooms. Each of the bedrooms has its own rustic charm and includes its own balcony giving a great vantage point to capture the views. The basement is full sized offering space for future development or storage. There is an option to separate the basement if you are looking to rent the main levels out. To protect your investment custom metal shingles were installed in 2004 and have plenty of life left in them. Beaver Mines has recently gone through the process of upgrading the water and sewer lines, which are now available to hook up to. Currently the property has 2 separate wells and is serviced by the shallow well using with a water filtration system. Looking for a weekend retreat with the option for some income? This cabin already has a reputation as an Air BnB, which the new owner could investigate as well. To help get you set up most of the furniture can be included in the sale. Enjoy the

rustic charm of this custom-built cabin with the all the convenience of modern living. A great launching point for all your outdoor adventures!