



**305 1st Avenue
Beaver Mines, Alberta**

MLS # A2176317



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,879 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Front Drive, Gravel Driveway, Multiple Driveways, Off Street, RV Access/Park		
Lot Size:	0.52 Acre		
Lot Feat:	Few Trees, Low Maintenance Landscape, Level, See Remarks, Views		

Heating:	Forced Air, Propane	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding	Zoning:	HR-1
Foundation:	ICF Block	Utilities:	Electricity Connected, Garbage Collection, Propane, S
Features:	No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Refrigerator (2), stove (2), micro hood fan (2), dishwasher (2), washer, dryer, washer/dryer combo, all furniture & household items as viewed

Welcome to the Hamlet of Beaver Mines in the MD of Pincher Creek. If the back country, skiing, fishing and hunting is your lifestyle then Beaver Mines and surrounding area has plenty to offer. This 1.5 storey home presents numerous options due to the legal suite. Air BnB the main floor and keep the basement suite for yourself or vice versa or rent the entire home as an investment property. The main floor offers two bedrooms, 1-4pc bathroom, open concept kitchen living and dining, storage and laundry. The loft houses a third bedroom and overlooks the main living area. The walk out to grade basement suite contains 1 bedroom with a walk in closet, 1-4pc bath and open concept kitchen, living & dining. This could be the opportunity you have been waiting for in the mountains.