

# \$353,500 - 46 Beaver Ranch Drive, High Level

MLS® #A2202688

## \$353,500

5 Bedroom, 3.00 Bathroom, 1,200 sqft  
Residential on 0.15 Acres

NONE, High Level, Alberta

Start living the next fabulous chapter of your life in this welcoming 5 Bedroom /3 Bath home, boasting over 2300 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 with ample wall space for displaying all the pictures and artwork , a huge front window ensuring an abundance of natural light, the most amazing place for all the plants and a handsome gas fireplace with a mantel to showcase all the memorabilia of your favourite people and places , offering a cozy ambiance on those cooler evenings , flowing into the fabulous Dining space for evening sit-down meals with family and friends. Adjacent is an open plan Kitchen which is just getting a new facelift of modern, chic touches and upgraded quartz countertops(on order and will be installed prior to sale), sure to be the hub of your day-to-day activities and the perfectly placed window for the breakfast bistro table to enjoy your morning coffee, overlooking the fenced backyard to watch the little ones and four-legged family memberâ€™s burn off energy , Stainless Steel appliances and a pantry . A garden door opens unto the deck to enjoy quiet 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 closet and ensuite. The lower level showcases a Play /Family Room ,two good-sized bedroom for the teenager or overnight guest and another bath . Add to this the attached heated garage to keep your cars out of the elements . This is the perfect place to hang your heart.... There have been many sensible upgrades including the new central air and shingles. The only question is ?? are you the lucky one.

Built in 2002

### **Essential Information**

MLS® #	A2202688
Price	\$353,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,200
Acres	0.15
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	46 Beaver Ranch Drive
Subdivision	NONE
City	High Level
County	Mackenzie County
Province	Alberta
Postal Code	T0H 1Z0

### **Amenities**

Parking Spaces	4
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Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 17th, 2025
Days on Market	4
Zoning	R-1

### Listing Details

Listing Office	RE/MAX Grande Prairie
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