

\$599,000 - 305 1st Avenue, Beaver Mines

MLS® #A2176317

\$599,000

3 Bedroom, 2.00 Bathroom, 1,144 sqft

Residential on 0.52 Acres

NONE, Beaver Mines, Alberta

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 vise 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.

Built in 2014

Essential Information

MLS® #	A2176317
Price	\$599,000
Sold Price	\$585,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,144
Acres	0.52
Year Built	2014



Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	305 1st Avenue
Subdivision	NONE
City	Beaver Mines
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

Amenities

Utilities	Electricity Connected, Garbage Collection, Propane, See Remarks, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Front Drive, Gravel Driveway, Multiple Driveways, Off Street, RV Access/Parking

Interior

Interior Features	Vinyl Windows, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Few Trees, Low Maintenance Landscape, Level, See Remarks, Views
Roof	Metal
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2024
Date Sold	March 27th, 2025

Days on Market	147
Zoning	HR-1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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