

# \$697,000 - 626 1 Avenue, Beaver Mines

MLS® #A2179888

## \$697,000

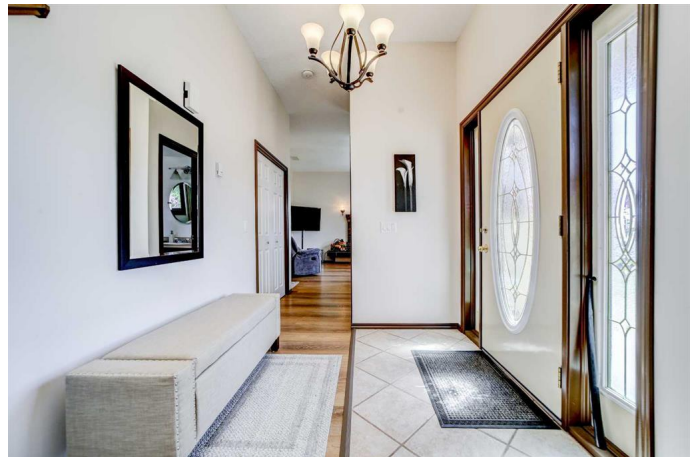
4 Bedroom, 3.00 Bathroom, 2,950 sqft  
Residential on 0.28 Acres

NONE, Beaver Mines, Alberta

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!

Built in 1984

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2179888    |
| Price          | \$697,000   |
| Sold Price     | \$640,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,950       |
| Acres          | 0.28        |
| Year Built     | 1984        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 626 1 Avenue                 |
| Subdivision | NONE                         |
| City        | Beaver Mines                 |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K1W0                       |

### **Amenities**

|                |                                                     |
|----------------|-----------------------------------------------------|
| Parking Spaces | 6                                                   |
| Parking        | Double Garage Detached, Gravel Driveway, Off Street |

### **Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | No Smoking Home, Wet Bar, Walk-In Closet(s)                  |
| Appliances        | Bar Fridge, Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Wood Burning                                                 |
| Has Basement      | Yes                                                          |
| Basement          | Crawl Space, Full                                            |

### **Exterior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                   |
| Lot Description   | Backs on to Park/Green Space, Back Yard, Front Yard, Lawn, Landscaped, Level, Many Trees, No Neighbours Behind |
| Roof              | Shake                                                                                                          |
| Construction      | Brick, Other, Stucco                                                                                           |
| Foundation        | Poured Concrete                                                                                                |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2024 |
| Date Sold      | May 2nd, 2025       |
| Days on Market | 164                 |
| Zoning         | HR-1                |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.