

\$450,000 - 740 First Avenue, Beaver Mines

MLS® #A2270667

\$450,000

3 Bedroom, 1.00 Bathroom, 1,467 sqft

Residential on 0.28 Acres

NONE, Beaver Mines, Alberta

Welcome to 740 First ave, a charming one-and-a-half-story home nestled in the scenic community of Beaver Mines, Alberta. This 3-bedroom, 1-bathroom property offers 1,466 sq. ft. of inviting living space on a 0.28-acre lot surrounded by mountain views and natural beauty. Inside, you'll find an updated kitchen and a cozy living room with a fireplace—perfect for those crisp winter nights. The home features a new furnace and hot water tank and is now connected to the municipal water and sewer system, making it fully move-in ready. Upstairs, a spacious family room offers the perfect area for games, hobbies, or relaxing with loved ones. Outside, enjoy a fenced backyard with a few mature trees and plenty of space for a garden enthusiast to create their ideal outdoor retreat. The modern composite front deck is the perfect spot to take in the peaceful surroundings and fresh mountain air. Just a short drive from Castle Mountain Ski Resort, Pincher Creek, or Crossnest Pass, this home combines comfort, charm, and adventure in one beautiful mountain setting—ideal for a small family, weekend getaway, or year-round living.



Essential Information

MLS® # A2270667

Price \$450,000

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,467
Acres	0.28
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	740 First Avenue
Subdivision	NONE
City	Beaver Mines
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, Laminate Counters, Storage, Sump Pump(s), Wood Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Freezer
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard
Roof	Metal
Construction	Cement Fiber Board, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 13th, 2025
Days on Market 5
Zoning R

Listing Details

Listing Office REAL BROKER

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.