



**10204 Chinchaga Drive
High Level, Alberta**

MLS # A2290912



\$354,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,250 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, Storage		

Inclusions: 2 Refrigerators, 2 Stoves, 2 Dishwashers, 2 Microwaves,

PRICE ADJUSTMENT !! VENDOR MOTIVATED ! Welcome to 10204 Chinchaga Drive in High Level, Alberta ! This contemporary home boasts 5 Bedrooms, and 3 Bathrooms spread among 2 distinct living spaces, including a lower level suite. It's a wonderful rare opportunity that offers remarkable versatility -- ideal for the multi-family or intergenerational living, or perfect for an AirBnB. Step into the tiled foyer, and a spacious open-concept Living/Dining Room with crown moulding. A picture window invites cheery, warm sunshine in the Living Room where a natural gas fireplace is ready to provide cozy comfort, and ambiance on those cooler evenings. The Dining Room offers space for your cherished China cabinet, and plenty of room for the dining table to enjoy the sit down meals with family and friends. The bright crisp white Kitchen features high-end appliances, with space for either a coffee bar or your breakfast bistro, as well as a handy pantry closet nearby to make the layout not only functional but also inviting for the whole family. A hallway nearby hosts a generous peaceful Primary Bedroom Suite, complete with double closets, and a 3-piece ensuite. Two additional Bedrooms provide space for family, guests, hobbies, or home offices. There's also a 4-piece Main Bath with a tub/shower combo. A staircase leads down to the fully finished Guest Suite with 2 Bedrooms, and a full Bath, including an open-concept Kitchen, Living Room, and Dining Area -- perfect for the extended family, in-laws, or longtime family friends. The fully fenced backyard features sunny North-eastern exposure, grassy areas for children and pets, and a Garden Shed. Beside the back fence sits the raised garden beds where you can grow your own fresh herbs and veggies. Add to this the superb location, steps away from the walking trails and schools, this home is the PERFECT home for those

looking to start their small town living !