



10711 104 Street
High Level, Alberta

MLS # A2301566



\$385,000

Division:	NONE		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,153 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Cleared, Front Yard, Lawn, Level, No Back Lane		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Built-in Features, High Ceilings, Pantry, Walk-In Closet(s)		

Inclusions: Central Air

I'm certain you have driven past this custom home in admiration with its stunning curb appeal? You will be proud to drive up to this distinguished home boasting well over 2000 sq.ft. of living space with a fabulous functional layout, a private nicely landscaped yard, many superb extras, and an enviable location on a quiet cul-de-sac. This one has it all! Over-height soaring ceilings crown the bright sun-filled gracious Living Room, complete with a picture window framing the outdoors ensuring an abundance of natural light to filter in, beautiful built-ins for the collectables or to showcase the family memorabilia . The spacious Kitchen dressed in oak wood showcases plenty of cabinetry with pull-out drawers, a walk-in pantry and a perfectly placed window overlooking the fenced yard. Enjoy a sit-down meal in the great size dining area overlooking the 3rd level, the garden door opens to a fabulous back yard to enjoy a late evening fiesta under the Northern skies or relaxing watching the little ones or 4-legged family members burn off some energy. The grand staircase leads to a HUGE Primary Suite on its own wing, boasting a walk-in closet and en-suite. As you walk over to the opposite wing overlooking the lower level you will find the laundry room, full bath with tub/shower combo and another 2 great sized bedrooms, one with a walk-in closet, completing the upper level. The 3rd level which will be the perfect space for hosting and entertaining all the get togethers and parties, time spent reconnecting with your friends and loved ones. There is a half bath and easy access to the double attached garage with in-floor heat from this level. The lower level is made for loud teenager hang-outs, workout space or the perfect place to escape from day to day life to creating the ultimate space for arts, crafts and watching movies, there is LOTS and LOTS of storage as well as a cold room

and a great size bedroom. Priced below town assessment! This home in its superb location is private, peaceful, and perfect! Will you be the lucky one to start creating memories here now and in the future?