GRASSROOTS REALTY GROUP

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10804 105 Street
High Level, Alberta

MLS # A2303709

$279,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,252 sq.ft.	**Age:**	1997 (29 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	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	**Utilities:**	-
Features:	Storage, Walk-In Closet(s)		

Inclusions: "As Is Where Is"

Be sure to view this 1260 sq ft home on a fully fenced lot. You will be greeted by the oversized foyer, oak railings frame the Living Room that features vinyl flooring , delightful bay window for plenty of natural sunlight to stream in. You'll love the nooks and cantilevers to showcase all your favorite memorabilia, there's plenty of room in the Dining area for the ultimate dinner party and all the gatherings. The Kitchen boasts ample oak cupboards with a pantry, and enough space to add an island or perhaps a breakfast bistro to enjoy the backyard views ,the garden door leads unto a deck that needs some tlc . Down the hall are 2 bedrooms and the main bath, no issues with a king bed in this Primary Suite showcasing a walk-in closet and ensuite. The lower level is partially finished with in-floor heat and on-demand hot water , an incredibly sized family room, and the potential to add another bath and bedrooms. Add the oversized 24 x 24 garage. This property is Sold "as is where is".

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