



**10409 106 Street  
High Level, Alberta**

**MLS # A2316432**



**\$324,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,258 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** Fridge, Stove & Hood Fan

Are you looking for that "Perfect Family Home"!!! Your search is over.... Offering three bedrooms up + one down, two full bathrooms, nice open kitchen/dining area with tones of oak cabinetry and counter space. The spacious living room boasts a Natural Gas Fireplace and large front window. The added feature is the separate split side entrance which allows you to enter the main level or the basement which allows you to enjoy the extra living space without disrupting the main level. The basement provides more added space for your family and for entertaining or perhaps you need to accommodate your "Mother In-Law" the choice is your. Some of the upgrades recently done are, freshly painted areas, newer refrigerator, new flooring and updated water lines throughout. The yard is partially fenced and landscaped. Why not enjoy the oversized 30' x 28' heated 2 plus car garage wired for telephone and internet with Back Alley access.... "A Must be seen Home." Move In Ready.... Great Location makes this a property to see.