



**10415 106 Street  
High Level, Alberta**

**MLS # A2316556**



**\$299,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, 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>	Built-in Features, French Door, Storage, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** n/a

Imagine sipping your evening tea while sitting on your front porch watching the setting sun or perhaps enjoy the sunrise on the back porch while enjoying your morning coffee. This stunning, meticulously cared for 5 bedroom, 3 bath home WITH an attached heated garage is going to impress you from the inside - out!! Perfectly located merely steps away from the library, park, arena, swimming pool and public schools! The living room is warm and welcoming, rays of sunlight pouring through the front picture window onto the stunning hardwood flooring, soaring vaulted ceiling add an airy open feel, a handsome gas fireplace to enjoy the cooler evenings, flowing into the great size Dining area allowing you to host Dinner parties without feeling crowded. The great size Kitchen showcases plenty of wood cabinetry, with built-ins and a perfect place for the coffee bar and to showcase all your china . Just off the kitchen is your main floor laundry as well as access to your oversized garage-to keep your car out of the elements. Down the hall are 3 bedrooms and main bath with the Primary showcasing a huge closet and a ensuite. The downstairs is complete with a large family room with newly placed carpet, go ahead plan out where the big screen TV or pool table will go and prepare to entertain, there are two OVERSIZED bedrooms and a full bath. You really need to see this home for yourself! This is the perfect place to hang your heart.... the only question is, Are you the lucky one?