



**GRASSROOTS**  
REALTY GROUP

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10308 104 Street  
High Level, Alberta

MLS # A2320794



**\$324,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	2,045 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, P		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Pantry, Sauna, Sump Pump(s), Wood Windows		

**Inclusions:** Window Blinds & Garden Shed

CHECK OUT THIS LISTING.... If it's space you are looking for, your search is over. Loaded in sq. ft is exactly what this home offers. This elegant Livingroom is spacious in size, featuring a Brick Built in Fireplace and Hardwood Flooring. As you make your way through the dining area your are welcomed by a large kitchen that is boasting loads of cabinetry and counter space. It even comes with its very own Butler's Kitchen. Yup, Imagine that, every home should have one. From here, we are just down the hall is the Primary Bedroom offering built in wall drawers, his/hers closets plus a 3 pc. ensuite. 2 more bedrooms & 4 pc main bathroom completes the main level. As we flow through this space we are welcomed by the oversized separate entertainment area. Great space for the kids to game in or capture the opportunity to just sit and relax after a long days work. Down in the lower level, here is where you will find 2 additional bedrooms, 3 pc bathroom, Family Room complete with a built in Wet Bar and enough storage rooms one could ever ask for. This home has received some freshening up in the last couple of years, some to include Paint, Flooring, Lighting and Window Blinds. To top this off, some of furnishing can be part of the deal. Why purchase more when you can buy complete. Enjoy your evenings nestled in the oversized back yard surrounded by mature trees> Its a must in the north to just sit and take in those long summer nights. Even has a separate kids play area. Perhaps you would like to try your hand at Gardening, lord knows, you have tones of space to do it. The Concrete driveway will lead you all the way to the single car + garage. This is the "Perfect Family Home", just waiting for that "Perfect Family" to move into it. So, trust me, You will be totally amazed....