



**GRASSROOTS**

REALTY GROUP

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10314 100 Street  
High Level, Alberta

MLS # A2321789



**\$225,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

HONEY STOP THE CAR!! You will not want to miss this home at this price! Resting quietly in a natural setting, sits this inspiring 3 bedroom home offering a thoughtful layout with a great flow and separation of your day to day living spaces. The front entrance greets you with a guest closet and room for the shoes, flowing into the living room with an oversized front window welcoming the warmth of the morning sun ,offering wall space galore to display all the pictures of your loved ones. The kitchen has white cabinetry with a perfectly placed window at the sinks overlooking the fenced backyard , the eat in kitchen is sure to be where great conversation and love is shared over a sit down meal ,or a cup of tea with dear friends. The back door leads onto the deck , to take in the long summer evenings or perhaps a Sunday backyard B.B.Q . There is a detached upgraded heated garage as well as plenty of space for gardens to grow all of your own herbs and veggies . A hallway leads to a 4 pc Bath, and all 3 bedrooms the lower level sports plenty of storage space. Park in the detached garage or it's also easy to live a car-free lifestyle you are only steps away from all amenities and schools. There have been many upgrades completed ,including sidings, shingles, flooring, furnace was upgraded approximately 7 years ago plus much more. Fully loaded with opportunity and potential&hellip;