



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9908 106 Street
High Level, Alberta

MLS # A2323751



\$108,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,352 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Few Trees, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Block	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), No Smoking Home		

Inclusions: Garden Shed

Cute as a "BUTTON".... Are you a 1st time Home Buyer or perhaps you are looking for that Investment Property, this is just perfect for either. Boasting approx. 1100 sq.ft., this home has recently undergone some major renovations. New paint, flooring throughout, brand new custom designed kitchen, new bathrooms, the list is just endless. The spacious attached heated addition offers a grand foyer complete with built in coat wall hangers as well as separate closet. Just off this space is where you will find an additional room making it a great space for an office, library, a bedroom, or even a play area. The shared kitchen/dining area allows you to be able to enjoy your company while still being able to prepare a meal. To top it off, why not enjoy the brightness in the raised south facing Livingroom. From here you are welcomed into a large Master Bedroom with a 2 piece ensuite. At the other end of this home is where you will find the Laundry space, 4 pcs bathroom and 2 additional bedrooms. All this can be found on an perfect sized lot surrounded by a fenced yard. Now is a great time to come and see this property for yourself.