



GRASSROOTS
REALTY GROUP

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10301 103rd Street
High Level, Alberta

MLS # A2330443



\$355,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,140 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Standard Shaped Lot, Street Lighting		

Heating:	Baseboard, Central, High Efficiency, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

For more information, please click the "More Information" button. Completely renovated, bright, and move-in ready, this stunning home offers modern finishes, functional living space, and excellent flexibility for families or multi-generational living. The main home features 1,860 sq. ft. of open-concept living with three spacious bedrooms and two updated 3-piece bathrooms on the upper level. The lower level includes an additional bedroom, a large family room, a 2-piece bathroom, and a convenient laundry area. Throughout the home, you'll find durable luxury vinyl plank flooring, custom plywood cabinetry with dovetail drawers and soft-close hinges, quartz countertops, and brand-new stainless steel appliances. Major mechanical upgrades include a new 120,000 BTU forced-air furnace and an on-demand hot water system for added comfort and efficiency. A separate 420 sq. ft. illegal suite offers its own private entrance, a full kitchen, and in-suite laundry, making it ideal for extended family, guests, or rental income. Outside, the property is equally impressive with all-new siding, shingles, windows, and doors, along with a powered double-car garage featuring new garage doors and a large storage shed in the backyard. This beautifully updated home combines quality craftsmanship, thoughtful upgrades, and exceptional versatility in one complete package.