



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

## 18 Dragonfly Crescent High Level, Alberta

MLS # A2330906



# \$199,900

|           |                                                                                |        |                   |
|-----------|--------------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                           |        |                   |
| Type:     | Residential/Manufactured House                                                 |        |                   |
| Style:    | Bungalow                                                                       |        |                   |
| Size:     | 1,216 sq.ft.                                                                   | Age:   | 2006 (20 yrs old) |
| Beds:     | 3                                                                              | Baths: | 2                 |
| Garage:   | Parking Pad                                                                    |        |                   |
| Lot Size: | 0.12 Acre                                                                      |        |                   |
| Lot Feat: | Backs on to Park/Green Space, City Lot, Cleared, Front Yard, Irregular Lot, LA |        |                   |

|             |                                                                         |            |     |
|-------------|-------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                 | Water:     | -   |
| Floors:     | Carpet, Laminate, Linoleum                                              | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                         | Condo Fee: | -   |
| Basement:   | None                                                                    | LLD:       | -   |
| Exterior:   | Vinyl Siding                                                            | Zoning:    | R-4 |
| Foundation: | Piling(s)                                                               | Utilities: | -   |
| Features:   | Ceiling Fan(s), Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s) |            |     |

**Inclusions:** All Window Blinds, Gazebo and Garden Shed

PRIDE and OWNERSHIP beams throughout this home.... This quaint little home features 3 bedrooms and 2 full sized bathrooms and shed/workshop. At one end of this home is where you will find the master bedroom boasts a large walk in closet, and full ensuite and at the other end are the other 2 bedrooms and the second full bathroom. In the kitchen are 2 large skylights that provide lots of natural light throughout the home to compliment the vaulted ceilings and the open floor plan between the living and kitchen area make it ideal for entertaining. There is plenty of cupboard space and a good sized walk-in pantry to meet all your storage needs. There is a separate laundry/utility room right down the hall. To top this off is the second outside entrance that takes you onto a large deck and decent sized yard. A great space for enjoying the outdoors. Take advantage of the no rear neighbors with the walking path just a hop skip and jump away as well as the playground close by, are such great features... This home rests on a quiet street and offers a large concrete driveway that has enough space for four cars. With it's ideal location, is sure to seal the deal. Call today to book a viewing to see what could be your new home!