



GRASSROOTS
REALTY GROUP

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18142 Township Road 1102
High Level, Alberta

MLS # A2338199



\$435,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,488 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	11.59 Acres		
Lot Feat:	Brush, Cleared, Few Trees, Landscaped, Lawn, Other, Pasture		

Heating:	Forced Air, Pellet Stove	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	14-110-18-W5
Exterior:	Wood Frame	Zoning:	A
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	N/A
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Set on 11.59 acres just outside High Level, this well-maintained property offers the perfect combination of country living and functional outbuildings. The 3-bedroom, 2-bathroom home has been recently painted and features updated bathrooms and modern flooring. Outdoors, you'll find a 38' x 40' heated shop, barn with tack room, fenced pastures, and plenty of space for animals and projects. A 16' x 12' finished cabin with pellet stove provides a cozy retreat or additional guest space. A great opportunity to enjoy acreage living with convenient access to High Level.