



GRASSROOTS
REALTY GROUP

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10415 107 Avenue
High Level, Alberta

MLS # A2351448

\$269,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,095 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Few Trees, Landscaped, Lawn, Level		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: pool table

Located in one of High Level's most established neighborhoods is this 4 bedroom, 2 bath home. Features include vinyl plank flooring through most of the home, a delightful U shaped kitchen featuring a new stainless steel range as well as stainless fridge & dishwasher. The dining area sits between the kitchen and living room so whether your in the kitchen, sitting at the dining table or relaxing in the living room? You're not far away from anyone. While there is no ensuite in the Primary, you do have private access to the Jack n Jill bath. 2 additional bedrooms complete the main floor. Going downstairs, you are welcome to a very large family room where you will enjoy endless hours with family & friends. Just off the family room is a great sized guest room as well as a well addressed 3 piece bath. And the laundry room? Is large enough to add perhaps a crafting area or a great place for your tread mill. The fully fenced lot features a Roman Block BBQ area as well as Roman Blocks around the fire pit. The garden boxes are going to make planting next summer a breeze. Now for the garage?? It's large enough for both your vehicles as well as a work shop area and the Radiant heat is going to keep your vehicle nice and toasty warm in the winter while the Central Air keeps you cool in summer. Intrigued? Just give us a call to book your private viewing.