



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

10808 100 Avenue  
High Level, Alberta

MLS # A2212246



**\$199,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,249 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** N/A

This condo may be what you have been looking and waiting for ! Own a lifestyle, not just a home!!! This 3 level 4 Bedroom, 2 1/2 Bath condo is in good condition and would make a great home for busy people or a perfect investment property , it is sure to mark off everything on your list and more. Laminate flooring graces the main level with contemporary neutral colors throughout, The main level boasts a wonderful Sitting Room with lots of wall space to display the art work and photos of the people you hold near and dear to your heart , a great front window bathes the room in an abundance of soft natural light , a 2 pc powder room, and a bright and airy eat-in kitchen boasting plenty of cabinetry and counter space as well as a walk-in pantry flowing into the Dining area , the back door leads onto a great size deck to spend quiet moments of reflection and enjoy your morning coffee . The 2nd level showcases 2 bedrooms, main bath and the Primary Suite offering a huge walk-in closet. The lower level is completed with a Family Room, 1 more bedroom for the overnight guest , another full bath as well as the Laundry Room . The only question is are you the lucky one?