



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

10407 103 Avenue  
Hythe, Alberta

MLS # A2240220



**\$248,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,156 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Garden		

Heating:	Forced Air	Water:	Well
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	None	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** The washer is not working properly

I'm Ready to Welcome You Home I've been lovingly transformed from top to bottom, and I can't wait for you to step inside and feel just how much care has gone into me. Fresh paint coats my walls, brand-new flooring runs through my rooms, and everything about me feels crisp, clean, and move-in ready. Come into my living room—it's one of my proudest features. I've got a cozy dropped design that makes the space feel both unique and inviting. My fireplace is ready to warm you on chilly nights, or serve as the perfect backdrop when you're hosting friends and family. I promise, this room will quickly become one of your favourite places to spend time. My kitchen and dining areas flow effortlessly together, open and airy, perfect for both everyday life and special gatherings. Whether it's a quick morning coffee or a lively dinner with loved ones, I've got space for it all. Step outside and you'll see one of my biggest gifts—a massive backyard waiting for your imagination. Garden, play, BBQ, or even add a dream garage or workshop. With RV parking included, I've got plenty of room for your vehicles and toys, all while keeping my yard wide open. My mature trees surround me in beauty and privacy, offering shade in summer and peaceful views year-round. And while I give you the quiet charm of Hythe, I'm just a short, scenic drive from Grande Prairie. After a busy day, you'll love the feeling of coming home to me—your own private sanctuary. Whether you're stepping into homeownership for the first time, simplifying life with a downsize, or looking for a fresh start, I'm here—fully renovated, full of charm, and ready to welcome you with open arms. Don't let me slip away. I'm move-in ready, I'm full of

character, and I can&rsquo;t wait to become your home.