



**GRASSROOTS**  
REALTY GROUP

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**11004 Chinchaga Drive  
High Level, Alberta**

**MLS # A2244962**



**\$124,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-4
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Shed

LOCATION! LOCATION ! LOCATION ! What "a steal of a deal" Add some of your own touches in this 3 bedroom 2 bath home featuring a fantastic floorplan, with great separation between the eat-in kitchen and sitting room with a 2-sided fireplace to enjoy the cooler evenings, plenty of counter space and cabinets but still space for the kitchen table and a great size deck where you will enjoy endless hours of relaxation while watching the spectacular northern lights dancing above you on our big Alberta sky. There are 3 bedrooms and full bath down the hall, the Primary showcases an ensuite where you are sure to enjoy relaxing in the large oval soaker tub and you certainly will have no issues with the large walk-in closet. With a few repairs this fully fenced yard you may finally be able to own that 4 legged family member you have always dreamed of. Another great feature of this home is its located ONLY MINUTES to school, shopping, and walking trails a skip and a hop from your doorstep. The double size drive offers lots of room for your vehicles and your guests. WAAAY Cheaper than rent...