



**10411 109 Avenue  
High Level, Alberta**

**MLS # A2245338**



**\$375,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,192 sq.ft.	<b>Age:</b> 1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3
<b>Garage:</b>	Double Garage Attached, Parking Pad	
<b>Lot Size:</b>	0.21 Acre	
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<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-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Soaking Tub, Storage		
<b>Inclusions:</b>	N/A		

Embrace the small town living and create your very own postcard...This charming home in a picturesque setting makes you feel when life was about the simple pleasures and neighbors stopping by for a visit over a cup of tea on the covered back porch .This bungalow home tucked away in a quiet cul-de-sac is an absolute must see!! Sit and listen to the birds singing in the mature trees while relaxing in the fully fenced breathtaking oasis with garden boxes and backing onto green space . The Living Room greets you with radiant hardwood floors, an abundance of morning sunshine streaming in, the perfect place to reconnect with friends and family or enjoying a good book in front of the fireplace . You will love to cook with your very own fresh herbs,spices and produce in this galley style kitchen with a perfectly placed window overlooking the gardens on the handsome gas range ,offering plenty of cupboard and tiled counter space ,flowing into the Dining area with windows galore framing the picturesque view and outdoor living space. Down the hall is home to 2 bedrooms ,the main bath and laundry that leads into the attached garage and the Primary bedroom showcasing gleaming hardwood flooring and a 3pc ensuite . The lower level offers an escape with a calming ambiance a Family Room with lots of built-in shelving to create the ultimate library , a separate space for a toy room and the perfect place to unleash your creative side of arts, crafts or a sewing room , beautiful barn doors lead into another HUGE Primary suite for the overnight guests or perhaps 2 suites for you? showcasing a two person soaker tub . Add to this the central air to keep you cool on the long northern night . HOME >>>where your story begins....