



**GRASSROOTS**  
REALTY GROUP

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9902 106A Street  
High Level, Alberta

MLS # A2248489



**\$144,000**

|           |                                |        |                   |
|-----------|--------------------------------|--------|-------------------|
| Division: | NONE                           |        |                   |
| Type:     | Residential/Manufactured House |        |                   |
| Style:    | Bungalow                       |        |                   |
| Size:     | 1,440 sq.ft.                   | Age:   | 1983 (42 yrs old) |
| Beds:     | 4                              | Baths: | 2                 |
| Garage:   | Single Garage Detached         |        |                   |
| Lot Size: | 0.18 Acre                      |        |                   |
| Lot Feat: | Corner Lot, Irregular Lot      |        |                   |

|             |                   |            |     |
|-------------|-------------------|------------|-----|
| Heating:    | Forced Air        | Water:     | -   |
| Floors:     | Carpet, Linoleum  | Sewer:     | -   |
| Roof:       | Metal             | Condo Fee: | -   |
| Basement:   | None              | LLD:       | -   |
| Exterior:   | Composite Siding  | Zoning:    | R-4 |
| Foundation: | Block             | Utilities: | -   |
| Features:   | Built-in Features |            |     |

Inclusions: None

Calling all HANDY MEN.... If you are looking for that project house, well this is it... The potential is just unimaginable.... You can create what ever your ideas desire. Large Kitchen, Separate Dining Area with built in China Cabinet, Large north facing Livingroom, 2 Full bathrooms and 4 bedrooms,. Updates to the exterior of the home are to include Siding & Metal Roofing on the home, so 1/2 of the work has been taken care of for you. Situated on an oversized corner lot with 16' x 24' Garage and double concrete drive. The opportunity is endless with this home.....