



**GRASSROOTS**  
REALTY GROUP

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**10302 104 Avenue  
High Level, Alberta**

**MLS # A2252401**



**\$185,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,382 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped		

<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-1
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

WOW !! The perfect starter home or investment property ! with the shortage of rentals in town this may be just what you have been looking for ! Over 1300 sq. ft. on the main level with a full basement offering a separate entrance for the downstairs and additional entrance for 2 suite living spaces with bathroom and kitchen already in place, all that left is adding bedroom windows for each unit . Just needing a little TLC and you will have a fantastic 3 unit rental home or why not live upstairs and rent the units downstairs? Who doesn't dream of having their mortgage paid for by someone else ? Just a short stroll away from the Library, town hall, schools and park. The kitchen/dining area will be the place to enjoy dinners around the table reconnecting with the people that matter the most. The family room has ample of space to hang out and visit or watch the game with family and friends. The Primary bedroom has a wall removed giving extra space or you could simply add back the wall and have 3 bedrooms upstairs. There is another great size bedroom and bath. Plenty of yard space, allowing plenty of room for lots of parking or you can create your very own private oasis on this huge corner lot. Now why would you rent....