



**GRASSROOTS**  
REALTY GROUP

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10108 106 Street  
Hythe, Alberta

MLS # A2256893



**\$320,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,123 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Mixed
Foundation:	Wood
Features:	No Animal Home, No Smoking Home, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	24-73-11-W6
Zoning:	R-1
Utilities:	-

Inclusions: N/A

Fantastic bungalow in Hythe sitting on extra wide lot (1-1/2). With recent updates and plenty of space for the whole family. Offering 4 bedrooms (3 up, 1 down) and 3 bathrooms (2 up, 1 down), this home features a functional layout and move-in-ready upgrades. The primary bedroom includes a walk-in closet and ensuite with a corner shower. The kitchen boasts custom oak cabinetry with matching built-ins in the dining area. Upstairs you'll also find brand-new flooring, while the roof was replaced just 6 years ago and the furnace has been rebuilt—major updates already taken care of! The basement is partially finished with drywall in place, ready for paint and flooring, and includes a bedroom, bathroom, storage, and a huge walk-in closet. Patio doors off the great room open to a maintenance-free deck and patio overlooking the beautifully landscaped yard. Enjoy drive-through RV parking, a 'x ' shed, and a convenient man door off the garage. With excellent curb appeal, modern updates, this property is ready for its next owners!