



**GRASSROOTS**  
REALTY GROUP

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**Unit B, 10310 98 Street E  
High Level, Alberta**

**MLS # A2268843**



**\$239,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,175 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	City Lot, Cleared		

<b>Heating:</b>	Forced Air, Natural Gas	<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-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings		

**Inclusions:** NONE

Looking for that "PERFECT STARTER HOME"... Your search is over. Here is a opportunity to own not only one but 2 units in this 4 plex. 2 bedrooms , 2 bathrooms, Open concept, High Vaulted ceilings, separate laundry room shared with the garage entrance. 2 sets of Garden doors leading to 2 separate east facing balconies. All with in walking distance to all schools and other amenities. Why wait any longer than you have to, you can start your venture today.... Please note: 24 hrs notice is required for all showings.