



**2 Bjornson Avenue  
High Level, Alberta**

**MLS # A2276286**

**\$349,500**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,392 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Shed, Greenhouse		

Before entering you will want to take a moment and savour the day on your covered porch. You're sure to fall in love with this gorgeous 5 bedroom/3 bath bungalow home sitting on its very own beautiful fenced landscaped yard, perfectly located in a desirable neighbourhood , steps away from the Christian Academy School and merely a short walk away from The Village . As soon as you enter you are greeted by a wide entrance, with a fabulous office space to your left and the Living Room featuring a perfectly placed picture window allowing an abundance of natural light to stream in creating a soft warm glow throughout . The heart of this delightful home is the abundance of wood cabinetry offering a great functional layout, a generous amount of counter space including a comfortable Eat-up Breakfast Bar and a walk-in pantry, with a garden door bringing in lovely views and warm morning sunshine ,the well appointed deck will be filled with leisure afternoon naps or enjoy a late evening fiesta under the Northern skies among friends and family. Down the hallway hosts two well appointed bedrooms and a lovely 4 piece Bath with a tub/shower combo .The Primary Suite sports a walk- closet ,an en-suite with a jacuzzi tub to and plenty of space for the King size bed . The lower level has a very functional layout, On the cooler evenings family and friends will gather before the crackling cheer, pleasant aromas and gentle flames of the wood- burning wood stove, while enjoying time around the Wet Bar sharing old stories and create new memories that will last a lifetime! A great Family Room to enjoy time watching netflix and hosting game nights . There are 2 additional Bedrooms , Bath, Laundry Room. Add to this the Massive detached heated garage, the over-sized shed with a playhouse upstairs ,greenhouse and garden boxes for your own herbs and spices . A

beautifully-finished home, a picturesque park-like yard, a prime location, great extras and endless potential...this amazing home must be seen to be fully appreciated! Your NEW HOME AWAITS&hellip;