



GRASSROOTS
REALTY GROUP

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**2 Bjornson Avenue
High Level, Alberta**

MLS # A2276286



\$349,500

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

Heating:	In Floor, Forced Air
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: 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-in 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…