



**15 Dewberry Road  
High Level, Alberta**

**MLS # A2289032**



**\$179,800**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-4
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Jetted Tub, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Shedx2

Discover this bright and easy care 1216 sq ft 3 Bed/2 Bath modular home, This home boasts a desirable one-level layout, north facing outdoor living space with a fenced yard and a 16 x 20 shed. At the end of a quiet, no-thru drive leads to a generous concrete parking area and a generous deck with enough room for multiple seating areas, a BBQ and garden boxes. Enjoy peaceful mornings accompanied only by the sound of birds, afternoons of relaxation basking in the sun, and evening dinners. Morning, noon, and night the superb setting invites you to unwind and savour every moment. On the quiet west side of the home you will find two bedrooms both with great size closets, provide flexibility to suit your needs—whether as room for your family, space for your guests, a Home Office, or a creative hobby space, with the main bath offering a tub/shower combo. An airy vaulted ceiling in the sizable Sitting Room, where an oversized picture window invites sunshine indoors while framing picturesque outdoor views. The classic 4 pc Kitchen offers an abundance of cabinetry, including the walk in pantry, generous counter space, and stainless-steel appliances. On the opposite side of the home you’ll find a spacious Primary Bedroom Suite offering a serene retreat, featuring a walk-in closet for ample storage and a ensuite with jetted soaker. Complete the day with a peaceful evening stroll along the walking trails only a stone's throw away, while savouring the vivid pastel colours of the setting sun and feeling close to nature with the majestic trees surrounding you..