



10011 100 Street  
High Level, Alberta

MLS # A2290231



**\$259,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	974 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Hardwood, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1
<b>Utilities:</b>	-

**Inclusions:** Flooring, Wood Stove

Start living the next fabulous chapter of your life in this spacious and welcoming 4 Bedroom, 2 Bath home which boasts close to 2000 sq ft of living space. Only a skip and a hop to the arena, swimming pool, and schools. AND guess what? It's directly across from the splash park and playground. As soon as you step into this lovely home you are greeted by an airy openness, with a sizable Living Room with ample wall space for displaying your favourite pieces of artwork and the memories you hold near and dear to your heart. Huge picture window ensures an abundance of cheerful natural light, and a back deck that allows you to enjoy the morning sunrise while sipping your coffee, or a late evening under the Northern skies where you can enjoy the abundance of fresh air. Adjacent is the Kitchen showcasing white cabinetry and the perfectly placed sink overlooking the MASSIVE fenced backyard with plenty of room for gardening boxes and fruit bushes. A Dining space for evening sit-down meals with family and friends, sure to be the hub of your day-to-day activities, is located nearby. Down the hall is where you'll find 2 Bedrooms, plus the Primary, with an upgraded main bath that hosts a tub/shower combo. The lower level showcases a Play/Family Room, a good-sized bedroom for the teenager or overnight guest, and another Bathroom. Add to this the OVERSIZED garage to keep your car out of the elements or to use for all your project, this home could be perfect for you. There are just too many upgrades to mention. A few are central air, new shingles in 2025, and upgraded flooring, You really need to see for yourself! This is the perfect place to hang your heart.... the only question is ?? are you the lucky one