



**3 Boyer Close
High Level, Alberta**

MLS # A2293127



\$244,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: N/A

NEWER SUBDIVISION of High Level! This 4 bedroom/2 bath home may be the home you've been waiting for! With a large nicely landscaped yard offering plenty of space for adding more garden boxes ,as there is some in place already as well as fruit trees and complete with a huge barn shed, perfectly located on a quiet cul-de-sac. Minutes from the Christian school, The Village and the walking trails. Imagine sitting on your front porch watching the setting sun while enjoying a glass of iced tea ? As soon as you step into the door you are greeted by a wide tile entrance and the Living Room featuring a picture window allowing the warmth of the evening sun to stream in while still feeling cool with the central air. The heart of this delightful home is the galley Kitchen offering a generous amount of white and bright cabinetry(the Kitchen is receiving all brand new doors) and tiled back-splash flowing into the Dining Room. The Primary sports a large closet with a built-in organizer while down the hallway hosts a lovely 4 pc bath with double sinks and two good-sized Bedrooms. You'll love the tranquility and day-long sunshine in the backyard, the perfect place to relax in a peaceful setting or enjoying family time with your young ones or four legged family members. The lower level development has been started for you, offering a great size Bedroom as well as a bath. Add some of your own touches creating a special space for you and your loved ones. Nothing like listening to the rain drops gently pattering on the NEW metal roof in the summer, while enjoying a movie night or playing some board games. At this price ? This may be the home you have been waiting for…