



**10403 106 Avenue
High Level, Alberta**

MLS # A2296855



\$282,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,119 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating: Forced Air

Water: -

Floors: Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R-1

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: N/A

If you are looking for a home with transitional flare, that's modern and chic? Guaranteed you'll fall in love with this beautifully finished 4 Bedroom and 2 1/2 Bath home boasting lovely gracious outdoor space bathed in southern exposure. Perfectly located with merely steps away from the library, park, arena, swimming pool and three public schools. The living room is warm and welcoming, rays of morning sunlight pour through the front picture window onto the stunning hardwood flooring, a handsome gas fireplace to enjoy the cooler evenings, flowing into the great size Dining area allowing you to host Dinner parties without feeling crowded, The garden door opens to a fabulous deck to enjoy a late evening fiesta under the Northern skies or relax and listen to the birdsongs echoing from the majestic trees. The newer fully fenced yard is perfect for your little ones and 4-legged family members with plenty of room to place garden boxes for them to enjoy a healthy snack. The great size Kitchen showcases plenty of cabinetry, with built-ins and a perfect place for the coffee bar. Down the hall are 3 bedrooms with the Primary showcasing a huge closet and a half bath. The downstairs is completed with a large family room, go ahead plan out where the big screen TV or pool table will go and prepare to entertain, it's complete with one more HUGE bedroom and a full bath plus the finished laundry room. There is a very long list of upgrades from all new windows, shingles, new vinyl plank flooring downstairs and so much more! This home oozes with comfort and style, the good life is certain. The only question remains, Will you be the lucky one?