



**GRASSROOTS**  
REALTY GROUP

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**10205 112 Avenue  
High Level, Alberta**

**MLS # A2158660**



**\$127,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,215 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Lawn, No Neighbours Behind, Re		

<b>Heating:</b>	Mid Efficiency, Natural Gas
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Piling(s)
<b>Features:</b>	Laminate Counters, Open Floorplan

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

**Inclusions:** NA

Tired of renting? This may be just the solution for you. 3 bedrooms, 2 baths,, open floorplan and the location? Is beyond perfect for a young family as schools are a quick walk away, The kitchen features built in china cabinets, pots & pan drawers as well as an ample amount of additional cabinets & pantry. The laundry area has room for a small freezer & additional cabinet storage. New laminate flooring in the living room, bedrooms & bath, new interior doors, ceiling fan in the living room and large window allowing natural light to filter through the open floor plan. There is a large garden shed at the back with ample room to store you lawn equipment, Just off the back yard is access to the walking path that circles the perimeter of the town. Not only is this home located within walking distance of schools, it's a short walk to Tim Horton's, Canadian Tire, The Source, and Petro Canada convenience store/gas station. Why not call today to schedule your private viewing.