



GRASSROOTS
REALTY GROUP

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10015 100 Street
High Level, Alberta

MLS # A2172281



\$256,400

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,060 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Front Drive, Parking Pad, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Perimeter Wall	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry, Soaking Tub, Storage, Tankless Hot Water, Track Lighting, Vinyl Windows		

Inclusions: NA

AFTER THE TOTAL RENOVATIONS WERE COMPLETED, AN APPRAISAL WAS ORDERED IN JANUARY 2022 WHICH STATES THE EFFECTIVE AGE IS 5 YEARS, REMAINING ECONOMIC LIFE - 60 YEARS !!! When it comes to location, could it get any better than this? You are literally right across from the park complete with a spray park for your little ones in the summer, walking distance to shopping, banks, recreational facilities and schools. This 3 bedroom bungalow was completely refinished. The kitchen features gorgeous, crisp white, raised panel cabinets, stainless steel appliances, a stunning range fan, ceramic back splash & laminate flooring. The large living room has laminate flooring and a huge picture window. 3 great sized bedrooms, full bath with an awesome vanity & utility room with room for storage, complete the home. Conveniently located just through the side door, is your laundry room. The side deck has a large built in bench to sit and relax after a long day at work. The oversized yard has a firepit where you are sure to enjoy endless hours roasting hot dogs or why not enjoy some "s'mores" while watching the spectacular Northern Lights that have been entertaining us more than usual this past year. And just so you don't have to worry about shoveling the snow off your vehicle in the winter, there is a detached single garage eliminating that concern. If you have been wanting to plant a garden so you can enjoy fresh veggies during the summer, there is ample room in this yard, for just that. This truly is a great starter home.