

# \$315,000 - 10403 109 Avenue, High Level

MLS® #A2203312

**\$315,000**

5 Bedroom, 3.00 Bathroom, 1,758 sqft

Residential on 0.20 Acres

NONE, High Level, Alberta

This charming home in a picturesque setting makes you feel when life was about the simple pleasures and neighbors stopping by to visit over a cup of tea .This bungalow home tucked away in a quiet cul-de-sac is an absolute must see!! Sit and listen to the birds singing in the mature trees while relaxing in the fully fenced yard with plenty of room for garden boxes and backing onto green space . The Living Room greets you with upgraded floors, with an abundance of Northern sun streaming in,the perfect place to reconnect with friends and family or enjoying a good book in front of the pellet stove in the cooler evenings. You will love to cook with your very own fresh herbs,spices and produce in this open concept style kitchen with perfectly placed windows for you to enjoy the family sit down dinners ,offering plenty of cupboard and counter space and the eat-up island for the quick on the go snacks , windows galore framing the picturesque view and outdoor living space, The garden door open to a fabulous covered deck to enjoy a late evening fiesta ,while the Northern light skies display their splendor or relax and listen to the birdsongs echoing from the backdrop of the majestic trees . The fully fenced yard is perfect for your little ones and 4-legged family members . Down the hall is home to 2 bedrooms ,the main bath and laundry that leads into the attached heated garage and the Primary bedroom showcasing an ensuite . The lower level offers a Family Room with lots of room for built-in shelving to



create the ultimate library , a separate space for a toy room and the perfect place to unleash your creative side of arts, crafts or a sewing. There is 2 bedrooms for overnight guests or perhaps for the teenager ? HOME >>> is where your story begins....

Built in 1988

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203312    |
| Price          | \$315,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,758       |
| Acres          | 0.20        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10403 109 Avenue |
| Subdivision | NONE             |
| City        | High Level       |
| County      | Mackenzie County |
| Province    | Alberta          |
| Postal Code | T0H 1Z0          |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Open Floorplan, Storage                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |

|                 |                                 |
|-----------------|---------------------------------|
| Heating         | Boiler, Forced Air              |
| Cooling         | None                            |
| Fireplace       | Yes                             |
| # of Fireplaces | 1                               |
| Fireplaces      | Living Room, Wood Burning Stove |
| Has Basement    | Yes                             |
| Basement        | Full, Partially Finished        |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cleared, Few Trees, Front Yard, Level |
| Roof              | Asphalt Shingle  |
| Construction      | Cement Fiber Board   |
| Foundation        | Poured Concrete, Wood  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 133              |
| Zoning         | R-1              |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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