

\$225,000 - 10304 99 Avenue, High Level

MLS® #A2115724

\$225,000

3 Bedroom, 2.00 Bathroom, 1,700 sqft
Residential on 0.22 Acres

NONE, High Level, Alberta

Here is a property that truly **MUST** be seen to be appreciated!! Over 1700 sq.ft. of living space with a kitchen that is sure to meet all the expectations of the Chef in the family. It features more cabinets and countertop than you will see in most homes, a large dining area with built in china cabinet & additional storage. The formal living room is just off the dining area. Then, there's a family room c/w French doors to a great front deck. The primary bedroom features his/her closets and a fantastic ensuite c/w an oversized soaker tub. The second bedroom is very unique with vaulted ceiling and large closets. The office is another perfect addition to this home or could be used as a 3rd bedroom if needed. The big surprise is the bonus room at the back of the home.

There is great size cabinet with a sink, tons of windows, allowing the sun to shine in and this space works wonderfully for a home office or another place to just sit and relax. A large deck at the back is sure to offer hours of relaxation with your family & friends.

And now for the garage. **OVERSIZED** (26' x 34') heated, vacuum attachments spaced conveniently located throughout the shop to ease clean up especially when you're doing carpentry work.

Built in 1984

Essential Information



| | |
|----------------|--------------|
| MLS® # | A2115724 |
| Price | \$225,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,700 |
| Acres | 0.22 |
| Year Built | 1984 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modular Home |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 10304 99 Avenue |
| Subdivision | NONE |
| City | High Level |
| County | Mackenzie County |
| Province | Alberta |
| Postal Code | T0H 1Z0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Triple Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Electric Oven, Electric Range, Garburator, Garage Control(s), Refrigerator |
| Heating | Forced Air, Natural Gas, Mid Efficiency |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, RV Hookup |
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Street Lighting |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------|
| Construction | Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2024 |
| Days on Market | 308 |
| Zoning | residential |

Listing Details

| | |
|----------------|-------------------------------------|
| Listing Office | Century 21 Prime Realty (2002) Ltd. |
|----------------|-------------------------------------|

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