

**10208 106 Street  
Hythe, Alberta**

**MLS # A2237760**



**\$359,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, OTR microwave, dryer, window coverings, built in vac and attachments, 2X garage door openers.

Well-maintained and move-in ready, this custom-built raised bungalow sits on a spacious 120' x 83' corner lot in a quiet Hythe neighborhood. Built in 1995, the 1,124 sq ft home offers a bright and airy open-concept layout with vaulted ceilings and large windows that fill the space with natural light. A beautiful composite front deck faces east—perfect for enjoying the sunrise. The main floor features two bedrooms, including a private primary suite complete with a walk-in closet, jetted soaker tub, electric fireplace, and convenient main floor laundry. Stylish vinyl plank flooring. Recent updates include Low-E double-pane windows (2021), 40-year asphalt shingles (2022), and a new hot water tank (2022). The partially developed basement includes a third bedroom, a storage/workshop area, and space for future development. Enjoy the peaceful backyard with a partially fenced yard, patio area, garden beds, and ornamental trees. Additional features: attached double garage, asphalt driveway, built-in vacuum system, sump pump, and reverse osmosis system. Perfect for downsizing, families, or investment—this home is ready for its next chapter!