

**10323 98 Avenue  
High Level, Alberta**

**MLS # A2275053**

**\$264,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared, Corner Lot, Level, Pie Shaped Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, Sump Pump(s)		
<b>Inclusions:</b>	NA		

Situated on a corner lot, this well maintained home offers 4 bedrooms, a well addressed oak kitchen, formal dining area, wood burning fireplace in the living room, a large family room as well as 2 additional rooms in the lower level that could easily be converted to a large 5th bedroom, if needed. New laminate flooring throughout the living room, dining area & bedrooms on the upper level. The 3rd level also features laminate flooring while tile flooring graces the kitchen and bathrooms. The primary bedroom features a 1/2 bath and large closet. For your guests or family members on the 520 sq.ft. finished lower level, there is a 3 piece bath and large bedroom and large family room is going to be a great space to spend evenings with family & friends. A new washer & dryer are on the lowest level where you also have 2 bonus rooms to either make into one very good sized bedroom or perhaps use one as a personal gym area and the other would make a fantastic craft room. Just off the laundry area is shelving for additional storage. In the back is the detached garage that works great for a work shop or a place to keep the snow off your vehicles in the winter. There is power in the garage but the floor is not paved. This home may have just what you are looking for at a truly competitive, affordable price.