

# \$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	145
Zoning	R-1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.