# \$185,000 - 10302 104 Avenue, High Level

MLS® #A2252401

### \$185,000

2 Bedroom, 3.00 Bathroom, 1,382 sqft Residential on 0.22 Acres

NONE, High Level, Alberta

WOW!! The perfect starter home or investment property! with the shortage of rentals in town this may be just what you have been looking for! Over 1300 sq. ft. on the main level with a full basement offering a separate entrance for the downstairs and additional entrance for 2 suite living spaces with bathroom and kitchen already in place, all that left is adding bedroom windows for each unit . Just needing a little TLC and you will have a fantastic 3 unit rental home or why not live upstairs and rent the units downstairs? Who doesn't dream of having their mortgage paid for by someone else? Just a short stroll away from the Library, town hall, schools and park. The kitchen/dining area will be the place to enjoy dinners around the table reconnecting with the people that matter the most. The family room has ample of space to hang out and visit or watch the game with family and friends. The Primary bedroom has a wall removed giving extra space or you could simply add back the wall and have 3 bedrooms upstairs. There is another great size bedroom and bath. Plenty of yard space, allowing plenty of room for lots of parking or you can create your very own private oasis on this huge corner lot. Now why would you rent....





Built in 1977

## **Essential Information**

MLS® # A2252401

Price \$185,000

Bedrooms 2

Bathrooms 3.00

Full Baths 3

Square Footage 1,382

Acres 0.22

Year Built 1977

Type Residential Sub-Type Detached

Style Double Wide Mobile Home

Status Active

# **Community Information**

Address 10302 104 Avenue

Subdivision NONE

City High Level

County Mackenzie County

Province Alberta
Postal Code T0H 1Z0

#### **Amenities**

Parking Spaces 4

Parking Off Street, Parking Pad

#### Interior

Interior Features Open Floorplan

Appliances See Remarks

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Corner Lot, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete, Wood

#### **Additional Information**

Date Listed September 2nd, 2025

Days on Market 62 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.