

# \$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	315
Zoning	residential

### **Listing Details**

Listing Office	Century 21 Prime Realty (2002) Ltd.
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