

# \$389,000 - 10411 109 Avenue, High Level

MLS® #A2245338

**\$389,000**

4 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.21 Acres

NONE, High Level, Alberta

Embrace the small town living and create your very own postcard...This charming home in a picturesque setting makes you feel when life was about the simple pleasures and neighbors stopping by for a visit over a cup of tea on the covered back porch .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 breathtaking oasis with garden boxes and backing onto green space . The Living Room greets you with radiant hardwood floors, an abundance of morning sunshine streaming in,the perfect place to reconnect with friends and family or enjoying a good book in front of the fireplace . You will love to cook with your very own fresh herbs,spices and produce in this galley style kitchen with a perfectly placed window overlooking the gardens on the handsome gas range ,offering plenty of cupboard and tiled counter space ,flowing into the Dining area with windows galore framing the picturesque view and outdoor living space. Down the hall is home to 2 bedrooms ,the main bath and laundry that leads into the attached garage and the Primary bedroom showcasing gleaming hardwood flooring and a 3pc ensuite . The lower level offers an escape with a calming ambiance a Family Room with lots of 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 room , beautiful barn doors



lead into another HUGE Primary suite for the overnight guests or perhaps 2 suites for you? showcasing a two person soaker tub . Add to this the central air to keep you cool on the long northern night . HOME >>>where your story begins....

Built in 1993

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245338    |
| Price          | \$389,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,192       |
| Acres          | 0.21        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10411 109 Avenue |
| Subdivision | NONE             |
| City        | High Level       |
| County      | Mackenzie County |
| Province    | Alberta          |
| Postal Code | T0H 1Z0          |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Built-in Features, Soaking Tub, Storage                        |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Gas Stove |

|                 |                  |
|-----------------|------------------|
| Heating         | Forced Air       |
| Cooling         | Central Air      |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Rain Gutters, Storage                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Garden, Landscaped |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Vinyl Siding                                                                                   |
| Foundation        | Poured Concrete                                                                                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 5                |
| Zoning         | R-1              |

## Listing Details

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

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