

**61 Deerglen Mobile Home Park  
High Level, Alberta**

**MLS # A2279038**

**\$215,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 80
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-4
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Open Floorplan		
<b>Inclusions:</b>	None		

Come, check out this amazing starter home that is NEWER, FRESH, and CLEAN! This home was built in 2018 and placed on its own double lot combined as one title with the added feature of a completely finished 18 x 24 detached garage built in 2020. The garage is big enough for parking and has an abundance of overhead storage space. The fully fenced yard has tons of open space and is ready for a new owner to put their final touches to the landscape. Outside; you have an oversized concrete drive and walkway, a storage shed, dedicated gravel RV parking, gravel pad for storage or parking your toys, and a huge deck to enjoy your morning coffee on. The deck provides a great view of open fields, playgrounds, and is in a prime location to watch the town fireworks! It is located close to all three schools and the grocery store is only a few steps away. Inside, you step into a lovely open concept with loads of living room space for a big flat screen TV! The kitchen has a nice cooking space with dark cabinets complimented by light countertops. The main area has lots of windows to let in that beautiful northern summer sunshine... oh, and a northern summer must-have... central air conditioning! Down the hallway there is a laundry area with overhead cabinets, a second entrance door, and a spacious master bedroom large enough for a king sized bed. The master bedroom has a large closet organizer built in and an ensuite with an oversized bathtub for soaking. At the south end there are two more bedrooms, a closet, and a main bathroom. This house is perfect for a small family wanting to start an adventure in a new place! You will enjoy just how NEW this home feels! So Start Packing and Move Right In.....