

# \$435,000 - 10405 Chinchaga Drive, High Level

MLS® #A2199284

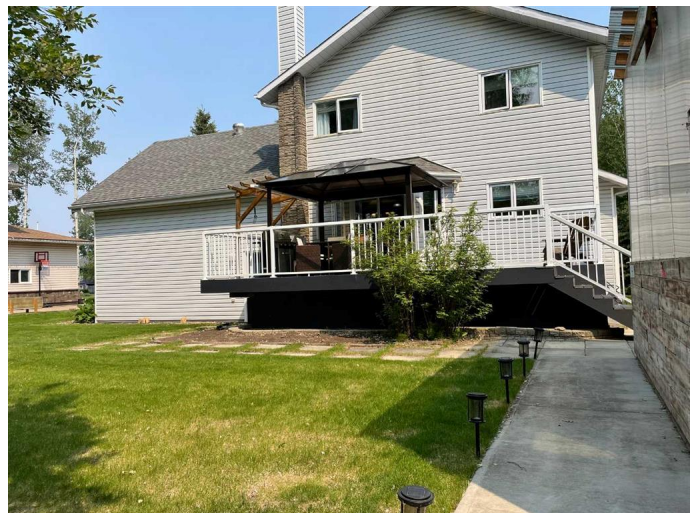
**\$435,000**

4 Bedroom, 4.00 Bathroom, 1,926 sqft

Residential on 0.47 Acres

NONE, High Level, Alberta

PRICE HAS BEEN REDUCED ON THIS "ABSOLUTELY STUNNING" HOME..... Not to often a house comes on the market as Elegant as this... This Custom Built Home is just a step away from YOU..... This 2 storey home is loaded with lots of extras and character. With over 2000+/- sq. ft. on two levels plus a Bonus Room over the garage. As you walk in your are embraced by an oversized foyer that leads you to all avenues of this home. To the left is a set of double glass doors leading into beautiful north facing living room, as well a separate space for the formal dining table. Why not enjoy cooking in the bright u-shaped kitchen that offers solid oak wood cabinets, newer appliances, moveable island and the bright south facing window. Adjacent is the area where you can decide what works best for your family, Dining Table, Family Room or Sitting Space, comes complete with a Wood Burning Stove. What a great way to enjoy family time, entertain or just relax after a busy day. Here is where you find the entrance leading you to a low maintenance composite deck surrounded by metal railings. What a great place to have your morning coffee that overlooks the entire back yard, even spot a deer or two at times, plus get this, it's all a hop, skip and a jump from the walking trails. Around the corner is where you find a quaint two pc powder room and the entrance to the garage.. As you make your way upstairs, here is where you will find two very accommodating bedrooms, full bathroom with a soaker tub, the



large master bedroom with a walk-in closet and the 3 pcs ensuite. Just a few short steps is where you will find the Bonus Room with built in book cases, shelving and home to a second laundry hook up. The basement offers a great space for a kids playroom, in-house gym, or perhaps a gaming area. To complete the lower level is the 4th bedroom, storage room, 3 pc bathroom and shared laundry/mechanical room. This home offers in-floor heating throughout the basement as well as the two car attached garage. Why not complete this package with a Green House and Storage Shed. All Nestled on an oversized treed lot for your very own private setting. Don't wait to enjoy the lifestyle you deserve..... Minutes is what separates you from owning the home of your DREAMS...

Built in 1993

### **Essential Information**

MLS® #	A2199284
Price	\$435,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,926
Acres	0.47
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	10405 Chinchaga Drive
Subdivision	NONE
City	High Level

County	Mackenzie County
Province	Alberta
Postal Code	T0H 1Z0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Bookcases, Ceiling Fan(s), Central Vacuum, Vinyl Windows, Kitchen Island, Soaking Tub, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Central Air Conditioner, Electric Stove, Freezer, Microwave, Range Hood
Heating	Forced Air, Boiler, In Floor, Natural Gas, Wood Stove, Wood
Cooling	None
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Gazebo
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### Additional Information

Date Listed	March 4th, 2025
Days on Market	191
Zoning	R-1

### Listing Details

Listing Office	M&M Real Estate
----------------	-----------------

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.