

# \$439,900 - 2 Caribou Close, High Level

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MLS® #A2227269

**\$439,900**

4 Bedroom, 4.00 Bathroom, 1,700 sqft

Residential on 0.42 Acres

NONE, High Level, Alberta

You've dreamt about those "Victorian" style homes that offer more curb appeal than most and thought to yourself,,,, no, I could never own a home like that. Well?? Your dream can come true. Located in a quiet cul de sac, on just under 1/2 an acre, sits this adorable, 2 story home with features galore. First thing you notice is the covered front porch where you will sit on a beautiful evening, relaxing with your loved ones, discussing the day you've had. Walking through the front door, you have a very welcoming foyer with a powder room and front closet and large window offering a great view of the magnificent front yard. The perfect place for your window bench. The kitchen features beautiful cabinetry, a large walk in pantry, a moveable island and large area for your dining table. Just off the dining area is the living room that boasts a wood burning fireplace with built in book shelves and very high, vaulted ceiling. The upper floor features 3 bedrooms and great berber flooring.

Each of the bedrooms upstairs have their own unique features. One has the cutest "nook" area for your little one to sit and read a book, draw or simply relax as well as a large closet. The second one features a great vaulted ceiling and now for the Primary. First of all, it is large enough to have a little sitting area, has great windows and an awesome ensuite with a well addressed walk in closet. Then you go downstairs where you have a large family room, a 3 piece bath, a small bedroom and a storage room with another really cool "nook"



area for the little ones. Just off the stairs is a storage room that could easily be used as an office and a door leading to the utility room. Attached to the home is the oversized, double attached heated garage that is also home to the laundry facilities. Now for the yard. Surrounded by large trees that offer quite a bit of privacy, you have an amazing interlocking brick patio area where you can put a free standing firepit, a large deck which faces east so just imagine sitting there with your morning coffee, watching the sunrise & planning out your day. The yard is beautifully landscaped with shrubs, trees & perennials. Why not check it out and give us a call to book your private viewing.

Built in 2002

### **Essential Information**

MLS® #	A2227269
Price	\$439,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,700
Acres	0.42
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2 Caribou Close
Subdivision	NONE
City	High Level
County	Mackenzie County
Province	Alberta

Postal Code T0H 1Z0

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Garage  
# of Garages 1

### Interior

Interior Features Bookcases, Ceiling Fan(s), Central Air  
Home, No Smoking Home, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer  
Heating In Floor, Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Finished, Full



### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Brush, City Lot, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Street Lighting  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed June 3rd, 2025  
Days on Market 13  
Zoning R1

### Listing Details

Listing Office Century 21 Prime Realty (2002) Ltd.

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