

**4829 56th Avenue  
High Prairie, Alberta**

**MLS # A2240511**



**\$74,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	875 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This charming 800-square-foot home features three bedrooms and is perfect for those seeking a cozy living space. The floor forced air furnace and hot water tank are conveniently located on the main floor for easy access. An attached, unheated enclosed porch provides additional space for storage or relaxation. The large backyard includes a storage shed, offering room for outdoor equipment and tools. Please note that there are currently no utilities turned on in the property. This home is being sold "as is, where is," making it a great opportunity for buyers looking for a project or investment. Don't miss out on this potential-filled property!