

**4845 56th Avenue
High Prairie, Alberta**

MLS # A2272386

\$254,900



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential R2
Foundation:	Wood	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

On a generous corner lot in a central location with easy access to local amenities, this home offers a perfect blend of serene living and modern convenience. The mature trees that surround the property add an element of warmth and serenity, creating a peaceful, private backdrop for the large front deck and a fenced yard. This outdoor experience is complemented by a detached garage, a must-have for your vehicles, toys, or a dedicated work area. Inside, the home is finished with function in mind, featuring a roomy kitchen that flows openly into the living area, ideal for daily life and entertaining. The potential continues downstairs in the partially finished basement, which is waiting for your personalization and is thoughtfully plumbed for a mother-in-law suite, offering incredible flexibility. Don't wait to explore all the possibilities this wonderful property holds—call today to schedule your viewing.