

**5004 43rd Street
High Prairie, Alberta**

MLS # A2280284



\$264,900

Division: NONE

Type: Residential/House

Style: Bi-Level

Size: 910 sq.ft. **Age:** 1983 (43 yrs old)

Beds: 3 **Baths:** 2

Garage: Off Street, Parking Pad

Lot Size: 0.14 Acre

Lot Feat: Lawn, Low Maintenance Landscape, Rectangular Lot

Heating: Forced Air

Water: -

Floors: Laminate, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Siding

Zoning: R2 Residential

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: N/A

Situated in a coveted location just east of the Catholic school, this well-presented 910 sq ft bilevel home offers a fantastic blend of comfort and convenience. The upper level features two spacious bedrooms and a full bathroom. Downstairs, you'll find a versatile third bedroom and a second full bathroom, perfect for family, guests, or a home office. Recent updates include newer windows and doors, along with replacement flooring, adding modern efficiency and style. Outside, the property boasts a fenced yard with a handy shed, ideal for storage and outdoor enjoyment. This charming home is a wonderful opportunity in a highly desirable neighborhood. Immediate possession available. Call, email or text today to book your viewing.