

**5004 43rd Street  
High Prairie, Alberta****MLS # A2280284****\$264,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Lawn, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R2 Residential
<b>Utilities:</b>	-

**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.