

**5317 47th Street  
High Prairie, Alberta****MLS # A2282177****\$199,900****Division:** NONE**Type:** Residential/House**Style:** Bungalow**Size:** 960 sq.ft.      **Age:** 1968 (58 yrs old)**Beds:** 3      **Baths:** 2**Garage:** Single Garage Detached**Lot Size:** 0.25 Acre**Lot Feat:** Landscaped, Lawn, Low Maintenance Landscape

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	Residential R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

On a generous 0.26-acre lot with mature trees, this solid, well-maintained 960-square-foot bungalow presents a wonderful opportunity. The home features three bedrooms and two bathrooms, offering comfortable living space. Practicality is covered with a 12 x 22 single-car detached garage. Inside the home, you'll find a blend of classic character and care, including original wood cabinets with retro charm. Unique details, such as a built-in cutting board, glass fronts in the kitchen peninsula, and curved display shelves. Beautiful hardwood flooring extends throughout the living room and hallways, adding warmth and timeless appeal. Bonus of a cold room for pantry storage and an abundance of additional storage space throughout the home. Call, text, or email to book your viewing today.