

**4617 Pleasantview Drive  
High Prairie, Alberta**

**MLS # A2285673**

**\$199,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Corner Lot, Creek/River/Stream/Pond, Irregular Lot, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<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		

Set on a fenced corner lot, this 1040 square foot home offers a solid foundation and smart layout. The home is defined by its thoughtful details: a covered breezeway connects the garage to the home, providing shelter and convenience year-round. The U-shaped kitchen is the heart of the home, featuring direct access to the backyard via patio doors. This creates an immediate indoor/outdoor connection and offers the perfect opportunity to add a custom back deck—expanding your living space for dining and entertaining. Downstairs, the partially finished basement delivers even more versatility. Whether you need a home office, playroom, media den, or extra storage, this flexible space is ready to suit your lifestyle. The unfinished portion provides easy access for storage or future projects. With three bedrooms, a detached garage, and a basement that extends your living area, this property is ideal for those seeking single-level comfort with room to grow. Call, email or text today to book your viewing.