



**GRASSROOTS**  
REALTY GROUP

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**5804 48th Street  
High Prairie, Alberta**

**MLS # A2223157**



**\$239,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential R2

**Utilities:** -

**Inclusions:** N/A

1040 square foot bungalow with 5 bedrooms and 2 full bathrooms, an ideal home for a growing family. The main floor features the kitchen, dining area, and living room, all conveniently located on one side, perfect for entertaining and family gatherings. On the other side, you'll find three bedrooms. The main bathroom is thoughtfully designed with a separate vanity and tub, providing privacy from the toilet and convenient direct access from the primary bedroom. The fully developed basement significantly expands your living space, boasting two additional bedrooms, a large family room ideal for movie nights or a play area, ample storage, and a dedicated laundry area. A 3-piece bathroom completes the lower level. Step outside to a fenced backyard, providing a safe and private space for kids and pets to play. The back deck is covered by an extended roof overhang, perfect for enjoying your morning coffee or evening barbecues, rain or shine. Location is key as it's just a stone's throw from the public elementary school and a few blocks from both the public junior and senior high schools, making the morning commute a breeze. Call today to book your viewing.