



**GRASSROOTS**  
REALTY GROUP

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**5521 47th Street  
High Prairie, Alberta**

**MLS # A2224203**



**\$80,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, None	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	Residential R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This 1,170 sq ft bungalow sits on a quiet dead-end street, offering a peaceful retreat with the added bonus of a fenced backyard—perfect for privacy, kids, or pets. The main level features three bedrooms, including a primary with a convenient two-piece ensuite, while the lower level provides two additional rooms, a den, laundry area, and a three-piece bathroom, offering flexible living space for a growing family or potential rental income. The attached single garage adds practicality, and the home's functional layout ensures comfortable living. Sold "as is, where is," this property presents an excellent opportunity for homeowners or investors looking for a well-located home with room to personalize. Don't miss the chance to make this bungalow your own!