

1-833-477-6687 aloha@grassrootsrealty.ca

## 5521 47th Street High Prairie, Alberta

MLS # A2224203



\$74,900

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

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Linoleum **Condo Fee:** Roof: Asphalt Shingle, None **Basement:** LLD: Finished, Full **Exterior:** Zoning: Brick, Stucco Residential R2 Foundation: **Poured Concrete Utilities:** 

Features: 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!