



**GRASSROOTS**  
REALTY GROUP

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4928 56th Avenue  
High Prairie, Alberta

MLS # A2225954



**\$244,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	Residential R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Turnkey Investment Opportunity! This well-maintained 1,036 sq ft bungalow features two full, income-generating suites, each with private entrances and laundry facilities. Upstairs, enjoy a 3-bedroom, 1-bathroom unit with modern tile and laminate flooring, elegant light fixtures, and a bright kitchen/dining area. The basement offers a spacious 1-bedroom, 1-bathroom suite with a bonus living room—perfect for tenants or extended family. Outside, relax in the fully fenced backyard with a deck/patio, or utilize the massive “double detached garage for storage or projects. Move-in ready with recent updates, this property is ideal for investors or owner-occupants. Don’t wait—schedule your viewing today!