



GRASSROOTS
REALTY GROUP

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**5820 Birch Crescent
High Prairie, Alberta**

MLS # A2227249



\$224,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,008 sq.ft.	Age:	1990 (35 yrs old)
Beds:	6	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Shed

A 1,008-square-foot home offers an impressive five bedrooms, with three located upstairs and two on the lower level—both featuring full-sized windows that create the illusion of an upper-floor setting. The home includes two bathrooms and a spacious open-concept layout, combining the dining room, kitchen, and living room for a seamless flow. The kitchen has been tastefully updated with freshly painted cabinets, new countertops, and a modern double sink. Step outside to the walk-out upper deck, where you can enjoy views of the beautifully shaded backyard, complete with mature trees and a convenient storage shed. The large basement family room provides additional living space, perfect for relaxation or entertainment. Ideally situated near public schools, this home is both functional and conveniently located. Immediate possession available - call today to book your viewing.