



**GRASSROOTS**  
REALTY GROUP

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**4729 56 Avenue**  
**High Prairie, Alberta**

**MLS # A2227725**



**\$299,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,040 sq.ft.   | <b>Age:</b>   | 1965 (60 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.19 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Irregular Lot, Landscaped, Wedge Shaped Lot |               |                   |

|                    |  |
|--------------------|--|
| <b>Heating:</b>    | Forced Air                                     |
| <b>Floors:</b>     | Carpet, Vinyl Plank                            |
| <b>Roof:</b>       | Asphalt Shingle                                |
| <b>Basement:</b>   | Finished, Full                                 |
| <b>Exterior:</b>   | Vinyl Siding                                   |
| <b>Foundation:</b> | Poured Concrete                                |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Vinyl Windows |

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**Inclusions:** Dog house, in house camera system

Welcome to this inviting cul-de-sac home and heated garage: a 1,040 sq ft bungalow featuring four spacious bedrooms—three upstairs and a generous downstairs bedroom with a walk-in closet and space-saving pocket doors. The warm-toned wood cabinets in the kitchen create a cozy atmosphere, complemented by ample natural light streaming through newer vinyl windows. Downstairs, you’ll find a welcoming family room with a stylish rock wall fireplace facade, a wood mantle, and an electric fireplace that adds both warmth and ambiance. The large, wedge-shaped, fully fenced backyard provides ample space for kids and pets to play. With a ground-level deck, great for summer evenings. Additional highlights include a double detached heated garage—perfect for our northern winters—ensuring convenience year-round. An additional parking pad near the garage: great for RVs and or storage for boats. This home is truly move-in ready, offering comfort and functionality at every turn. Don’t miss out—call, text, or email today to schedule your private viewing!