



GRASSROOTS
REALTY GROUP

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4729 56 Avenue
High Prairie, Alberta

MLS # A2227725



\$299,900

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

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	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!