



GRASSROOTS
REALTY GROUP

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**4844 57 Avenue
High Prairie, Alberta**

MLS # A2228013



\$359,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,616 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial, Partially Finished
Exterior:	Brick, Composite Siding
Foundation:	Wood
Features:	Central Vacuum, Jetted Tub, Laminate Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: none

Well Built Family Home!! This home has had the same owners since the day it was built and the workmanship and pride of ownership is evident. With 4 bedrooms and 3 baths it is the perfect place to raise a growing family. Featuring 4 floors with plenty of living space including a large kitchen with patio doors to the covered deck, a living room great for entertaining, 3 bedrooms on the top floor including a primary suite with 2pc ensuite and a walk-in closet, the 3rd level is complete with a 3pc bath, a cozy family room with gas stove and a large 4th bedroom. The basement is unfinished and provides plenty of room for storage. The yard is landscaped and fenced with a garden space and room for RV parking. Can't forget to mention the double attached garage with ample room for parking and storage! Within walking distance to schools, hockey arena and indoor pool this home is ready for your family!!