



**GRASSROOTS**  
REALTY GROUP

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**4844 57 Avenue  
High Prairie, Alberta**

**MLS # A2228013**



**\$359,000**

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

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

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R2
<b>Utilities:</b>	-

**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!!