



GRASSROOTS
REALTY GROUP

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307, 4646 55 Avenue
High Prairie, Alberta

MLS # A2230199



\$195,000

| | | | |
|-----------|---|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 1,055 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Driveway, Heated Garage, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|---------------------------|
| Heating: | Radiant | Water: | Public |
| Floors: | Carpet, Linoleum, Vinyl | Sewer: | Sewer |
| Roof: | - | Condo Fee: | \$ 501 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R4 |
| Foundation: | Poured Concrete | Utilities: | Cable, Electricity, Phone |
| Features: | Laminate Counters, Open Floorplan, Storage | | |

Inclusions: none

Corner Condo Unit in 45+ building. Spacious 2 bedroom 2 bathroom Condo with an open floor plan with features including a spacious living area with plenty of natural light, newer vinyl plank flooring, patio doors to covered wraparound deck with 2 storage units, a primary bedroom with a 4pc ensuite, 2nd bedroom, 3pc main bath and a laundry storage room complete the unit. Other special features incl; elevator, secure building, heated underground parking stall, snow removal and the grass cutting...enjoy the maintenance free lifestyle that this building provides!!