



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4721 55th Avenue
High Prairie, Alberta**

MLS # A2235745



\$234,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	925 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	Residential R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

A charming 4-Bedroom, 2-Bathroom Home with Detached Garage & Fenced Backyard. This inviting family home features 4 bedrooms and 2 bathrooms, along with a detached 18' x 26' garage and a fully fenced backyard—two standout features that will surely impress. The backyard is designed for entertaining, play, and relaxation, offering a perfect blend of grass, cement, and wood, creating distinct areas for all your needs. Enjoy peaceful mornings on the front deck, sipping coffee while taking in the neighborhood charm. Upstairs, you'll find a spacious living room, a functional kitchen, three bedrooms, and a washroom. The lower level boasts a cozy family room complete with a bar and a wood fireplace, an additional bedroom, and a cold room/furnace/laundry area. Recent upgrades include new shingles installed in 2024, ensuring worry-free living. This home is perfect for families looking for space, comfort, and outdoor enjoyment—schedule your viewing today!