



**GRASSROOTS**  
REALTY GROUP

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5005, 43rd street  
High Prairie, Alberta

MLS # A2238109



**\$214,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,085 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Metal Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home		

**Inclusions:** Shed, Tarp shed, Refrigerator downstairs, chest freezer

A 1,085-square-foot home offering space and versatile layout, featuring three bedrooms upstairs and two additional bedrooms downstairs, providing ample space for family or guests. With three well-appointed bathrooms, convenience is ensured for everyone. Nestled in a friendly family neighborhood just west of St. Andrews School, this property boasts a prime location close to a scenic walking path, perfect for strolls, runs or walking your dog. The exterior includes plenty of storage options, including under-deck storage, a shed, and a tarp shed, keeping your belongings organized. Relax and enjoy the outdoors on the covered east-facing back deck, ideal for morning coffee or evening gatherings. Bring your personal touch—fresh paint and a little lipstick (or maybe some stylish upgrades) will make this home truly shine. A fantastic opportunity in a prime location—don't let it slip away!