



**GRASSROOTS**  
REALTY GROUP

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

4925 55th Avenue  
High Prairie, Alberta

MLS # A2240133



**\$159,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,058 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage		

**Inclusions:** Garden Shed

Charming 1973 Home with Spacious Layout & Prime Location! 1,058 sq ft home featuring 3 bedrooms, 1 bathroom upstairs, and an additional bathroom downstairs, offering comfort and convenience. The U-shaped kitchen includes a window above the sink, filling the space with natural light, while the basement workshop with shelves provides ample storage and DIY potential. Outside, enjoy a fully fenced backyard with a quaint garden shed complete with a glass door, window, and a covered tiny deck—perfect for gardening or relaxing. Covered carport, and the north-facing front deck is ideal for morning coffee. Located in a family-friendly neighborhood near schools, this property is also central to downtown, making errands and entertainment easily accessible. Plus, you’re just minutes from the Ice Rinks and swimming pools for year-round recreation. Call to book your showing today! Immediate possession available.