



GRASSROOTS
REALTY GROUP

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**5032 55th Avenue
High Prairie, Alberta**

MLS # A2240181



\$49,900

| | | | |
|------------------|----------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 816 sq.ft. | Age: | 1940 (85 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | None | | |
| Lot Size: | 0.25 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

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

Inclusions: N/A

Prime Investment Opportunity! This 10,853 sq. ft. lot features an 816 sq. ft., 2-bedroom home upstairs, with the potential to restore the original 1-bedroom basement suite. Currently fully rented, this property offers immediate cash flow while holding tremendous potential for redevelopment. With its generous lot size, this is an excellent opportunity for investors or builders looking to construct a new home or development in a sought-after location. Don't miss out—schedule a viewing today!