



**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	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!