



**GRASSROOTS**  
REALTY GROUP

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4829 56th Avenue  
High Prairie, Alberta

MLS # A2240511



**\$79,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	875 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This charming 800-square-foot home features three bedrooms and is perfect for those seeking a cozy living space. The floor forced air furnace and hot water tank are conveniently located on the main floor for easy access. An attached, unheated enclosed porch provides additional space for storage or relaxation. The large backyard includes a storage shed, offering room for outdoor equipment and tools. Please note that there are currently no utilities turned on in the property. This home is being sold "as is, where is," making it a great opportunity for buyers looking for a project or investment. Don't miss out on this potential-filled property!