



**GRASSROOTS**  
REALTY GROUP

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4713 56 Avenue  
High Prairie, Alberta

MLS # A2245888



**\$310,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1966 (59 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Shed

This charming 1,040 sq ft bungalow offers an efficient layout with 4 bedrooms and 2 bathrooms, perfect for growing families. Step inside to discover a bright, open-concept kitchen, dining, and living area designed for both everyday comfort and entertaining. The fully finished basement expands your living space with an additional bedroom and second bathroom, providing flexibility for guests or a home office. The heated garage has an additional workshop or hobby space, and is completed with an upstairs loft/rec area. Outside, enjoy your private oasis featuring a fully fenced backyard, deck, and storage shed—perfect for summer barbecues or quiet relaxation. Nestled on a peaceful cul-de-sac in a prime location, this move-in-ready home combines smart functionality with modern comfort. Don't miss this exceptional opportunity!