



**GRASSROOTS**  
REALTY GROUP

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4737 56 Avenue  
High Prairie, Alberta

MLS # A2246041



**\$309,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, P		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Pie Sh		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island, Recessed Lighting

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

**Inclusions:** electric fireplace, hot tub "as is"

Discover the perfect blend of space, privacy, and community in this inviting 5-bedroom, 2-bathroom residence tucked away in a peaceful cul-de-sac. Ideal for growing families, working professionals, or anyone seeking room to breathe. The main floor features an open floor plan including updated cabinetry, sleek countertops, and contemporary appliances—ideal for hosting and daily living. The main living space is complete with 3 bedrooms and a fully renovated bathroom. Enjoy the finished basement with a comfortable family room, 2 additional bedrooms, 3pc bath and laundry room. The backyard oasis is yours to enjoy, fully fenced featuring a deck for relaxing and plenty of space to take in the outdoors. This property includes a double detached heated garage which is a dream setup for those cold Canadian winters, with space for vehicles, projects, and extra storage. Whether you’re upsizing or planting roots for the first time, this home offers comfort, charm, and the kind of neighborhood connection that’s getting harder to find.