4732, 55 Avenue
High Prairie, Alberta

MLS # A2248484

$359,000

Division:	NONE
Type:	Residential/House
Style:	Bungalow
Size:	1,848 sq.ft.
Age:	2014 (12 yrs old)
Beds:	3
Baths:	2
Garage:	Additional Parking, Double Garage Detached, Front Drive, Garage Door Open
Lot Size:	0.03 Acre
Lot Feat:	Back Lane, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Lands

Heating:	High Efficiency, Floor Furnace, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Other	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R2
Foundation:	Piling(s)	**Utilities:**	-

Features: Ceiling Fan(s), Double Vanity, French Door, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Shelving in garage, security Cameras(Buyer to download App)

Spacious Modular Home with Oversized Heated Garage! This beautifully maintained 1,848 sq.ft. modular home offers the perfect blend of comfort, functionality, and outdoor space. Situated on a generous 120' x 120' lot (new water/sewer lines). This property features a 3-bedroom, 2-bath layout(Primary bedroom with a 4pc Ensuite/jetted tub) Open-Concept Living, Vaulted ceilings and a cozy gas fireplace create a warm, inviting atmosphere. Well-Appointed Kitchen Ample cabinetry, central island, quality appliances as well as an Amazing spacious Dining area with garden door access to back deck with BBQ storage attached. Constructed in 2014 offering modern construction with energy-efficient design and low maintenance. Now take a look at this state of the art 28’ x 36’ Double detached heated garage for all your storage and parking needs. The fully fenced yard is private and perfect for kids,pets and entertaining. Ready for your green thumb or creating a serene outdoor retreat. Great location,close to schools,park and amenities this property is a rare find, offering space, convenience and lifestyle in one complete package, Whether you’re upsizing, downsizing or just starting out this home checks all the boxes