



**302, 4646 55th Avenue
High Prairie, Alberta**

MLS # A2250160



\$157,900

Division: NONE

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 855 sq.ft. **Age:** 2008 (18 yrs old)

Beds: 2 **Baths:** 2

Garage: Parkade

Lot Size: -

Lot Feat: -

Heating: Baseboard, Boiler

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 330

Basement: -

LLD: -

Exterior: Vinyl Siding

Zoning: Residential

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows

Inclusions: N/A

Step into your bright and inviting new home at Prairie Vista Condos - Unit 302! This move-in-ready two-bedroom, two-bathroom gem welcomes you with sun-drenched east-facing views that fill the space with cheerful morning light. Designed for effortless living, the unit features convenient in-suite laundry and a generously sized covered balcony - complete with not one, but two storage units at either end for all your organizational needs. The well-appointed kitchen is a home chef's delight, boasting a full suite of appliances including refrigerator, stove, dishwasher, and a clever space-saving hood fan that doubles as a microwave. Retreat to your spacious primary bedroom featuring a private two-piece ensuite for added comfort and convenience. As part of the Prairie Vista community, you'll enjoy access to fantastic amenities like a fitness room for your workouts, a shuffleboard table for friendly competition, a quiet library for relaxation, and a shared meeting room perfect for hosting gatherings. The attached garage makes coming home a breeze - simply park, grab a cart, and take the elevator straight to your door. This beautifully maintained condo in a warm, welcoming community offers the perfect blend of comfort and convenience. Don't miss your chance to make it yours - schedule a viewing today and experience the Prairie Vista difference for yourself!