



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

5804 48A Street  
High Prairie, Alberta

MLS # A2250925



**\$189,900**

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,310 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Block, Combination	Utilities:	-
Features:	Ceiling Fan(s), Primary Downstairs, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

A diamond in the rough awaits! This fixer-upper is ideal for the handyperson or investor looking to build equity through a renovation. It is a uniquely laid-out 4-level split, a home built in 1978 with vinyl window updates and hardwood flooring. Nestled on a peaceful, family-friendly cul-de-sac, this 1300 sq ft property sits on a desirable pie-shaped lot, offering a generous and private fenced backyard. The kitchen is equipped with updated stainless steel appliances. The home's exceptional layout is designed for comfort and privacy. The entire third level can serve as your personal retreat, featuring a gas fireplace and a primary bedroom that boasts a convenient 3-piece ensuite bathroom and a walk-in closet. Adding to the home's unique functionality, the fourth level features workshop space with direct access up a small flight of stairs into the attached garage. This one-of-a-kind home in a quiet location is a must-see!