



GRASSROOTS
REALTY GROUP

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

4334 53 Avenue
High Prairie, Alberta

MLS # A2252140



\$339,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,287 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Attached Carport		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Irregular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Recessed Lighting

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

Inclusions: a/c unit (main floor), patio furniture

Step into this beautifully updated 1,287 sq ft home, where thoughtful design meets modern convenience. Featuring 3 spacious bedrooms and 4 fully renovated bathrooms, this property offers comfort and flexibility for families, guests, or multi-generational living. Enjoy the rare luxury of dual master suites—one on each level—each with its own private ensuite, providing privacy and convenience for homeowners and visitors alike. The main kitchen shines with brand-new cabinets and appliances, perfect for everyday cooking or entertaining. Downstairs, the walk-out basement offers the option to install a second kitchen, making this home ideal for a revenue-generating suite or extended family accommodations. Outside, the large, landscaped yard invites you to relax, garden, or host gatherings in your own outdoor retreat. This move-in-ready gem combines style, space, and income potential—all in one smart package.