



**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

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Concrete, Wood Frame

Zoning: R2

Foundation: Poured Concrete

Utilities: -

Features: Laminate Counters, Recessed Lighting

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.