



**GRASSROOTS**  
REALTY GROUP

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**5030 52 Avenue**  
**High Prairie, Alberta**

**MLS # A2255994**



**\$99,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	1937 (88 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows, Wood Windows		

**Inclusions:** N/A

Cost effective living close to shopping and amenities. This two bedroom home (third if the laundry room is converted back to a bedroom) has location and a floorplan that offers a huge kitchen and living room. Wood heat keeps utility bills at a minimum. Call today for an opportunity for cost effective living or revenue