



**5105 48th Street  
High Prairie, Alberta**

**MLS # A2262403**



**\$264,900**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,470 sq.ft.	<b>Age:</b> 1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 1 full / 1 half
<b>Garage:</b>	Single Garage Detached	
<b>Lot Size:</b>	0.18 Acre	
<b>Lot Feat:</b>	Corner Lot, Front Yard	

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home		
<b>Inclusions:</b>	N/A		

This 1,470 sq ft home sits on a double lot. Step through the east entrance into a versatile room, perfectly suited as a home office or easily converted into a dream mudroom. The heart of the home is a bright kitchen and dining area, featuring crisp white cabinets and a practical pantry closet. The adjacent living room is bathed in natural light from its south and west-facing windows. Three above-average-sized bedrooms, including a master bedroom (16'x11') with a convenient 2-piece ensuite. The property also has a 384 sq ft detached garage for vehicles and toys, all approached by an aggregate concrete driveway that adds wonderful texture and curb appeal. Don't miss this incredible opportunity in a central location&mdash;call, email, or text today to book your private viewing.