



GRASSROOTS
REALTY GROUP

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5105 48th Street
High Prairie, Alberta

MLS # A2262403



\$264,900

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

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

Inclusions: 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—call, email, or text today to book your private viewing.