



**GRASSROOTS**  
REALTY GROUP

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**4401 Silverwood Crescent  
High Prairie, Alberta**

**MLS # A2262462**



**\$425,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,175 sq.ft.  | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.19 Acre   |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Creek/River/Stream/Pond, Lawn, No Neighbours Behind |               |                   |

|                    |                          |                   |             |
|--------------------|--------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Hardwood, Laminate, Tile | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Finished, Full           | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Vinyl Siding             | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | Wood                     | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Kitchen Island           |                   |             |

**Inclusions:** N/A

Welcome home! This beautiful 1175-square-foot residence is a perfect blend of comfort and functionality, offering 5 total bedrooms and 3 full baths for the growing family. The bright, open-concept main floor features a spacious living room and a modern kitchen, creating an ideal layout for entertaining and daily living. For your convenience, the main floor also includes a laundry room and three generous bedrooms, including the primary bedroom equipped with a 3 piece ensuite. The fully developed basement adds incredible extra living space with a large family/rec room, two additional bedrooms, a dedicated office, and another full bathroom. Outside, the fully landscaped and private backyard is a serene oasis, backing onto a tranquil creek for a truly picturesque setting. The double attached, heated garage is a fantastic bonus, providing secure parking and storage all year round. This property offers a unique combination of peaceful, private living with all the modern amenities you desire. Recent updates, including a new air conditioning unit and updated shingles, ensure peace of mind for years to come.