



4712 52nd Avenue
High Prairie, Alberta

MLS # A2263512



\$184,900

| | | | |
|------------------|----------------------------------|---------------|--------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 790 sq.ft. | Age: | 1924 (102 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped | | |

| | | | |
|--------------------|-----------------|-------------------|----------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | Residential R2 |
| Foundation: | Wood | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

This 1920s home, spanning 790 square feet across two levels, artfully blends historic character with modern comfort. Step inside to discover a main floor that has been completely transformed from floor to ceiling, featuring a stylish new kitchen and entrance, durable vinyl plank flooring, and a bright, open atmosphere. The main floor bedroom and bathroom are enhanced with extended ceilings, creating a wonderfully spacious and airy feel. Upstairs, the cozy attic bedroom offers a unique and private retreat. With its boutique-style aesthetic and thoughtful updates throughout, this home is a true gem. Outside, the fully fenced backyard is complete with established garden beds and the practical addition of a side pole shed, offering simple functionality. Call, text or email to book your viewing today!