4712 52nd Avenue
High Prairie, Alberta

MLS # A2263512
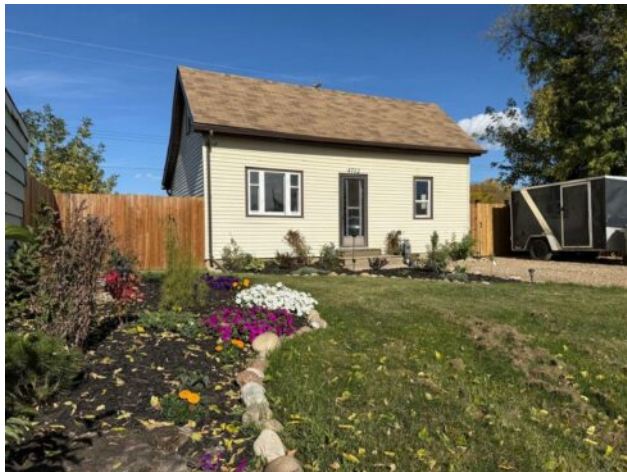
$184,900

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, Partially Finished	**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!