



GRASSROOTS
REALTY GROUP

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**5613 Evergreen Drive
High Prairie, Alberta**

MLS # A2265029



\$234,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,008 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Situated on a spacious corner lot, this charming 5-bedroom, 2-bathroom bi-level home offers a perfect blend of comfortable living and incredible outdoor space. The versatile layout features three well-appointed bedrooms on the main level, while the lower level presents a flexible space complete with two additional bedrooms and a full 3-piece bathroom. With its separate entrance, stylish slate tile flooring, and full-sized windows, this bright lower level can easily serve as an income suite, a generous entertainment area for hosting guests, or additional family living space. Outside, the fully fenced backyard is centered around a cozy fire pit, perfect for year-round gatherings. The property's outdoor appeal is further enhanced by a 12'x20' workshop/shed with its own gravelled driveway, a raised second-story deck on the NW side for shaded summer evenings, and the added convenience of a large entrance gate to accommodate trailers or extra vehicles. With immediate possession available, this adaptable property is ready to welcome you home. Don't miss your chance—call, email, or text today to book your viewing.