



**4821 51st Avenue  
High Prairie, Alberta**

**MLS # A2268181**

**\$144,900**



|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                       |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | Bungalow                   |               |                   |
| <b>Size:</b>     | 870 sq.ft.                 | <b>Age:</b>   | 1944 (82 yrs old) |
| <b>Beds:</b>     | 2                          | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street                 |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                  |               |                   |
| <b>Lot Feat:</b> | Lawn, No Neighbours Behind |               |                   |

**Heating:** Forced Air

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** Residential

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Ready for anything in High Prairie! This 870 sq ft bungalow is a proven money-maker with a successful Air BnB history, offering a turn-key investment opportunity that also works perfectly as a primary residence, home office, or small business space. The entire home is bathed in natural light from plenty of windows and brought to life with a fresh, colorful paint palette throughout. Inside, you'll find a fully modernized kitchen boasting all-new cabinets and countertops, complete with a practical shelved pantry. (Please note the back entrance is an unheated utility space.) This adaptable property is a fantastic opportunity to own a well-maintained asset with multiple potential uses. Potential of a quick possession and furniture available for purchase&mdash;call, text, or email now.