



**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		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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