



GRASSROOTS
REALTY GROUP

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**5801 49th Street
High Prairie, Alberta**

MLS # A2276405



\$369,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,130 sq.ft. | Age: | 1994 (32 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Attached Carport, Double Garage Detached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot | | |

| | | | |
|--------------------|--|-------------------|-------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | Residential |
| Foundation: | Wood | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows | | |

Inclusions: Shed

Welcome to a meticulously updated family home that seamlessly blends modern comfort with intelligent design. This 1,130-square-foot residence features five bedrooms and three bathrooms, and is immediately impressive with its innovative side lot design that maximizes every inch of its double-sided yard. Parking is effortless year-round with a double heated garage and a covered carport. The east yard offers ample space for recreational vehicles and outdoor toys. Step onto the covered back deck, where three skylights flood the entrance with natural light while providing shelter from the elements. Inside, elegant hardwood floors grace the upstairs common areas, including the kitchen that shines with fresh white cabinets, a walk-in pantry, and a thoughtful eating peninsula. Main-floor laundry and ample storage cater perfectly to family life. The finished lower level expands your living space with a family room, two additional bedrooms, a full bathroom, and a large storage room. Recent major upgrades provide ultimate peace of mind, including a newly installed furnace, central air conditioning, and a fence enclosing the west yard. This is a turn-key home where every detail has been considered for your comfort and convenience. Call, email or text today to book your viewing.