



**4916, 58 Avenue  
High Prairie, Alberta**

**MLS # A2277452**



**\$205,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	869 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Front Drive, Gravel Driveway		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Low Flow Plumbing Fixtures, No Smoking Home, Storage		

**Inclusions:** n/a

Perfect Starter Home! Three bedroom Bungalow located on a large 50'x135' fenced and landscaped lot. This home has been newly renovated, with newer flooring throughout, furnace (2008), HWT (2024), metal roof(2023), some new windows, bathrooms, siding, electrical and Carport. Situated on a newly finished basement with a further bedroom, laundry, 4 pc bathroom and storage. Conveniently located close to schools and Aquatic Centre. Call today for your viewing!