



**GRASSROOTS**  
REALTY GROUP

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5004 43rd Street  
High Prairie, Alberta

MLS # A2280284



**\$264,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	910 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape, Rectangular Lot		

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

Inclusions: N/A

Situated in a coveted location just east of the Catholic school, this well-presented 910 sq ft bilevel home offers a fantastic blend of comfort and convenience. The upper level features two spacious bedrooms and a full bathroom. Downstairs, you'll find a versatile third bedroom and a second full bathroom, perfect for family, guests, or a home office. Recent updates include newer windows and doors, along with replacement flooring, adding modern efficiency and style. Outside, the property boasts a fenced yard with a handy shed, ideal for storage and outdoor enjoyment. This charming home is a wonderful opportunity in a highly desirable neighborhood. Immediate possession available. Call, email or text today to book your viewing.