



**5100 56th Avenue  
High Prairie, Alberta**

**MLS # A2287024**



**\$164,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,044 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Rectangular Lot		

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

**Inclusions:** N/A

Discover duplex unit 5100, ideally situated on the desirable east side. A functional layout, featuring three upstairs bedrooms within its 1044 square footprint. The main level welcomes you with a charming south-east facing sunroom, which invites abundant natural light and provides direct access to a brand new east-facing deck—perfect for morning coffee or evening relaxation. Recent updates provide peace of mind, including a new furnace (2023), & new shingles (2023), new windows (2025), and is complemented by fresh flooring. The lower level expands your living space significantly, offering a full basement that includes a laundry room, a spacious family room, and a rare fourth bedroom—simply awaiting your personal touch to finish. Outside, you'll appreciate the privacy of a detached 16x24 garage. Unit 5100 is available for immediate possession. For investors, please note that the adjacent unit, 5102, is also available for purchase as a package. Call or text today to learn more.