



5102 56th Avenue  
High Prairie, Alberta

MLS # A2287122



**\$149,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	976 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<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 this well-maintained duplex unit, ideally situated on the desirable west side. Boasting a functional layout, this home features three upstairs bedrooms within its spacious 976 square foot footprint. Recent updates provide peace of mind, including a new furnace (2023), new shingles, and new windows (2025), complemented by fresh flooring throughout. The lower level expands your living space, offering a full basement &mdash; simply awaiting your personal touch to finish. Outside, you'll appreciate the privacy of a fully fenced yard, ideal for pets, gardening, or safe play. Unit 5102 is currently rented out with a long-term tenant. For investors or those seeking a larger compound, please note that the adjacent unit, 5100, is also available for purchase as a package. Call or text today to learn more.