



**5100 & 5102 56th Avenue
High Prairie, Alberta**

MLS # A2287513



\$259,900

Division:	NONE		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,022 sq.ft.	Age:	1968 (58 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Bldg Name:	-
Floors:	Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	Residential R2
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: Refrigerator, Stove (unit 2)

Two individually titled, well-maintained duplex units. Unit 5100 and Unit 5102. (One Building) Unit 5100 boasts a functional layout with three upstairs bedrooms within its 1,044 square foot footprint. The main level welcomes you with a charming south-east facing sunroom, inviting abundant natural light and providing direct access to a brand new east-facing deck. Outside, you'll appreciate the convenience of a detached 16x24 garage. Unit 5102 features three upstairs bedrooms within a spacious 976 square foot layout. The main level offers access to a brand new west-facing deck, perfect for evening relaxation, and leads out to a private, fully fenced yard—ideal for pets, gardening, or safe play. Recent Updates: New furnaces (2023), new shingles (2023), new windows (2025), and fresh flooring throughout provide peace of mind for years to come. Expanded Living Space: The lower level in each unit expands your living space, offering a full basement awaiting your personal touch to finish. Don't miss this unique opportunity to secure one or both of these updated homes. Call, email, or text today to learn more and schedule your private viewing.