



**5808 47th Street  
High Prairie, Alberta**

**MLS # A2287617**



**\$274,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage		

**Inclusions:** Shed, Play Equipment

An Alder Crescent home: meticulously maintained 4-bedroom, 2.5-bathroom bungalow offering 1,040 square feet of comfortable living space. On a quiet cul-de-sac within close proximity to schools, this home combines convenience with charm. The main floor features a fresh, bright white kitchen that seamlessly flows into the dining area and spacious living room. A unique back entrance leads to a functional half bathroom, adding practicality to the layout. Outside, you'll find a fenced backyard complete with a patio deck and charming pergola—ideal for summer BBQs and relaxing with loved ones. The property also features a 16x24 detached garage, offering ample storage or workshop space. Don't miss your chance—call, email, or text today to book your personalized viewing.