



**5005 55th Avenue
High Prairie, Alberta**

MLS # A2295753



\$158,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	805 sq.ft.	Age:	1948 (78 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Perimeter Wall	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home		

Inclusions: Kitchen Island and hutch, shed, 2 standing Ikea cabinets.

Situated on a quiet street yet just moments from downtown amenities, this well-maintained, turn-key home offers over 800 square feet of comfortable living space, featuring two bedrooms. The property also includes a valuable 2002 insulated, drywalled, and heated one-car garage on a cement slab—perfect for a workshop or extra storage. An unfinished attic provides potential for additional living space to suit your needs. With new shingles installed in 2024, this home is an ideal opportunity for first-time buyers or those looking to downsize. Call today to arrange a viewing.