



**4841 56th Avenue**  
**High Prairie, Alberta**

**MLS # A2296935**



**\$398,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,484 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Lan		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home		

**Inclusions:** N/A

Welcome to this updated 2016 bi-level home, situated in a convenient location between public schools. This property now features a brand-new kitchen renovation with a modern open floor plan, creating a bright and inviting space for both everyday living and entertaining. Fresh new flooring flows throughout the main floor, complementing the home's thoughtful design. The fully fenced backyard offers complete privacy, ideal for children, pets, and outdoor gatherings, and is complemented by a two-level back deck, a welcoming front deck, and convenient back lane access. A larger-than-average front entrance greets you upon entry and provides direct access to the heated garage. The wide staircases typical of a bi-level layout make moving furniture effortless, while the sun-filled kitchen and dining area opens onto the back deck to capture beautiful afternoon light. Extra storage nooks are thoughtfully integrated throughout this well-planned home. On the lower level, the partially finished basement offers excellent potential, featuring two walled-off bedrooms, a 2-piece bathroom, and a laundry room with space roughed in for a future shower, and a large rumpus room ready for your personal touch. Call, email, or text today to book your personalized viewing.