



**5508 47 Street  
High Prairie, Alberta**

**MLS # A2303200**



**\$294,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,019 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Garage Faces Rear, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Crown Molding, Laminate Counters		

**Inclusions:** none

Welcome to this beautifully maintained property offering comfort, style, and functionality in every detail. From the moment you arrive, you'll notice the inviting curb appeal and thoughtfully designed exterior that sets the tone for what's inside. Step into a bright and spacious interior featuring an open-concept layout, perfect for both everyday living and entertaining. The main living area is filled with natural light and flows seamlessly into the dining space and kitchen. The kitchen is equipped with modern stainless steel appliances, ample cabinetry, and generous counter space—ideal for home cooks and gatherings alike. The home offers well-sized bedrooms designed for relaxation, along with updated bathrooms that combine practicality with contemporary finishes. The primary bedroom provides a private retreat, complete with plenty of closet space. Outside, enjoy a well-kept yard that offers room to unwind, garden, or entertain guests. Whether you're hosting summer barbecues or enjoying quiet evenings, this outdoor space adds to the home's overall appeal. Conveniently located near amenities, schools, and recreational areas, this property is a fantastic opportunity for families, first-time buyers, or anyone looking to settle into a welcoming community. Don't miss your chance to make this house your next home.