



GRASSROOTS

REALTY GROUP

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4417 54 A Avenue
High Prairie, Alberta

MLS # A1200757



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,134 sq.ft.	Age:	1986 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, Laminate Counters		

Inclusions: storage shed, security system & cameras, fire pit, dog run

Well maintained 3 Level Split Home!! This 3 bedroom, 3 bathroom split level home is move in ready. This home is perfect for entertaining with an open floor plan, spacious kitchen that exits to the 15'x27' deck and the fully fenced back yard with storage shed & chain link dog run. The upper level features 3 bedrooms including a master bedroom with walk in closet and 3 pc ensuite. The lower level is complete with a rec room with gas fireplace, laundry room, 2 pc bath and an office/guest bedroom. The home also has a double attached garage that's finished and heated and has plenty of storage space!! A great home at a great price!!