



5021 46th Street  
High Prairie, Alberta

MLS # A2075624



**\$259,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	1972 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Siding

**Foundation:** Poured Concrete

**Features:** Bookcases, Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**Inclusions:** 8 x 10 Garden Shed

A 1300 square foot Bungalow in close proximity to the Catholic School, Hospital and Northern Lakes College. A rarity within town limits: the property has an attached single car garage and a detached double garage. 4 Bedroom and 3 bathroom house. The house includes recent upgrades of paint, flooring, shingles, furnace, light fixtures, some appliances and more. Call today to book your personalized viewing. Immediate possession available.