



**GRASSROOTS**  
REALTY GROUP

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4508 57th Avenue  
High Prairie, Alberta

MLS # A2099523



**\$339,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,350 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s)		

Inclusions: N/A

Buyer Incentive of \$ 2000 to go towards any desired upgrades or decorative finishings. 1350 square foot 3 bedroom - 2 bathroom home in a family cul-de-sac. Fenced backyard and a two-tier deck for all of your entertaining needs. The deck is north-west facing so you will enjoy the late afternoon and evening sun. The bi-level design gives ample room as you step into the front entrance of this home accompanied by a coat closet and the entrance to the attached double garage. Upstairs, you will be immediately greeted by the light of the south-facing living room. The kitchen has a central island perfect for bar stools and hosts a meeting place for the family. From the dining room, you can access the backyard through the French doors, making BBQing a breeze! The basement is a blank slate with only the laundry facilities occupying space. Finish it with additional bedrooms and/or family space - taking the opportunity to be as grandiose or as simple as you please. The plumbing is situated for a basement bathroom. The furnace was upgraded in the last year. Call, email, or text to book your viewing of this family home today.