



**4945 56 Avenue
High Prairie, Alberta**

MLS # A2106114



\$204,500

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,424 sq.ft.	Age:	1945 (79 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	0.22 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Public Sewer, Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	No Smoking Home		

Inclusions: n/a

Character & Charm! Plenty of room for a growing family in this sprawling 1.5 storey home. Featuring 3 bedrooms and a 4pc bathroom on the upper floor, main floor with livingroom, diningroom, cozy kitchen, Master bedroom/or guest room with garden door access to back deck, and 4pc bathroom. Renovations over time have include hardwood flooring, bathrooms, painting, shingles (11 yrs), HWT (aprox 4 yrs), lower deck, and just recently (2023) 3 new windows on upper floor (2 more uninstalled will be left) and new tub surround in upper bathroom. This fantastic home has retained some of its old world charm with the original window moldings, stair railing and newelpost etc and is just waiting for you to enhance its beauty even more. Situated on a full partially finished solid concrete basement (newer than house 1980's) and a 50' x 188' fenced corner lot with mature trees, lots of privacy and the bonus of a double detached garage (new automatic door) with alley access. Close to Aquatic Centre and schools. One of a kind! Call or text for your viewing today.