



GRASSROOTS
REALTY GROUP

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4709 54th Avenue
High Prairie, Alberta

MLS # A2108147



\$169,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	768 sq.ft.	Age:	1971 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	Residential R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 8x12 Shed

An unexpected surprise with the functionality of this 768 square foot 4 bedroom, 2 bathroom home. Immediately you will step into an entrance and find space for your shoes and two steps up into the kitchen. The South light fills the space with warmth and a feeling of abundance. 2 bedrooms up with a shared main bathroom. Downstairs there are two more additional bedrooms, a two piece bathroom which has a space for a shower. A family room and the laundry. Outside you will find a newer 15 x 24 garage. A new energy efficient furnace as of December 2023. Call, email or text today to book your viewing.