



**4724 51st Avenue  
High Prairie, Alberta**

**MLS # A2112366**



**\$249,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,002 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn		

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

**Inclusions:** N/A

1000 square foot 2 bedroom - 1.5 Bathroom home with a single detached garage. The basement has plenty of room for more bedrooms and is currently being used as an L shaped living room and a walled off office/bedroom/storage room. A second heating source with a wood stove making the Canadian winters cozier and more economical. The two piece bathroom is conveniently located in the far east corner near the laundry facilities. A storage haven with built in cabinets making for a large basement pantry. Upstairs the renovations have been ongoing with new kitchen cabinets, paint, windows, doors, flooring and an updated main bathroom. Call, email or text today for your viewing of this ready to move in bungalow.