



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

MLS # A2112366



\$244,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,002 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	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, Laminate, 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: 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.