



4921, 57 Avenue  
High Prairie, Alberta

MLS # A2113962

**\$219,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,069 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Driveway, Front Drive, Gravel Driveway, Insulated, Single Garage		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Many Trees, Street Li		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Low Flow Plumbing Fixtures, No Smoking Home, Vinyl Windows		

**Inclusions:** Newer hottub

Bungalow on Oversized Lot for Sale! This renovated Bungalow offers all that a family needs, main floor with three bedrooms, 4pc bathroom, kitchen, livingroom with patio door access to wraparound deck and access to the amazing 198.7 ft fenced and treed backyard along with a hottub (not even 1 years old). The finished basement features a 4th bedroom, laundry, storage and a 4pc bathroom. Renovations include both bathrooms, windows, some new flooring, light fixtures, shingles (5yrs), hotwater tank (4.5 years) and interior paint. The single detached garage (wired, insulated with concrete floor) has alley access and is 20' x 30' so plenty of storage space. The many mature trees will give you lots of shade on those hot summer days as well as privacy. Very close to schools and Aquatic Centre, this one is affordable and ready for you. Call or text today for your viewing.