



4805 O'Brien Drive  
High Prairie, Alberta

MLS # A2113982



**\$204,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,660 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

**Heating:** Forced Air

**Floors:** Laminate, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Partial, Partially Finished

**Exterior:** Brick, Wood Siding

**Foundation:** Block, Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential R2

**Utilities:** -

**Inclusions:** N/A

A 1660 square foot 4 level split home with attached heated single car garage. The main floor has an open concept kitchen, dining and living room. A peninsula island separating the kitchen and living room provides prep space and additional seating for the busy family. Recently updated stainless steel appliances including a gas stove. East facing allowing for the home to fill with the morning light. 2 bedrooms, 1 bathroom on the upper floor and 2 bedrooms, 1 bathroom on the third floor. A fenced backyard in a quiet family neighbourhood. Call to book your personalized showing today.