



**GRASSROOTS**  
REALTY GROUP

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4313, 50A Avenue  
High Prairie, Alberta

MLS # A2117523



**\$354,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,023 sq.ft.	Age:	1983 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Triangular Lot, Lawn, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residnetial
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

This is a fully renovated air-conditioned bi-level home with 5 bedrooms and 3 full bathrooms. It is located in a quiet cul-de-sac that is perfect for families. Outdoor features of the property include the double garage, fenced backyard, and new back deck with maintenance-free aluminum railing and covered pergola. Additionally, there is a recently added enclosed front porch, an extra concrete parking pad, and a garage apron. The kitchen is the highlight of this renovation. It boasts a unique placement of neutral pallet-colored cabinets that give the home a modern and updated look, while still being functional. Stainless steel appliances and large white subway tiles complement the overall design. The peninsula provides ample counter space and extra storage. The renovation also includes new flooring, light fixtures, trim, and bathrooms. The bathrooms have custom tile work that is cohesive to the tiled gas fireplace in the lower living room. This turn-key beauty is ready for your family: call, email, or text today to book your viewing!