



**GRASSROOTS**  
REALTY GROUP

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4400,4404,5012, 44 Street  
High Prairie, Alberta

MLS # A2120204



**\$285,000**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | NONE   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | 1 and Half Storey  |        |                   |
| Size:     | 1,432 sq.ft.   | Age:   | 1955 (71 yrs old) |
| Beds:     | 4  | Baths: | 1                 |
| Garage:   | Alley Access, Driveway, Gravel Driveway, Parking Pad                 |        |                   |
| Lot Size: | 0.14 Acre  |        |                   |
| Lot Feat: | Back Lane, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting |        |                   |

|             |  |            |   |
|-------------|--|------------|---|
| Heating:    | High Efficiency, Forced Air, Natural Gas                         | Water:     | Public  |
| Floors:     | Carpet, Linoleum, Vinyl  | Sewer:     | Public Sewer  |
| Roof:       | Asphalt Shingle  | Condo Fee: | -   |
| Basement:   | Full   | LLD:       | -   |
| Exterior:   | Cedar, Wood Frame  | Zoning:    | R2  |
| Foundation: | Poured Concrete  | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features:   | Bathroom Rough-in, Bookcases, Open Floorplan, Primary Downstairs |            |   |

Inclusions: n/a

Three properties One Price! Unique opportunity with this 1.5 Storey home located on its own lot and included in the price are two additional lots one with an older home that can be used for storage or torn down and your two car garage would be a perfect fit there. Or just continue to rent out the 1.5 Storey home and either develop the remaining two lots to your liking. This package is a Builder or Entrepreneurs dream and waiting for your ideas. Will sell lots separately as well. Call today and don't miss out on this rare opportunity!