



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 (70 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, Unfinished	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!