



**4844 57 Avenue  
High Prairie, Alberta**

**MLS # A2121533**



**\$359,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,262 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Lawn, Low Maintenance Landscape, Landscaped, Level, Rectang		

<b>Heating:</b>	High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** Fridge, Stove Washer Dryer Window Coverings

This home has no peers. Built with quality in mind, you need only look to recognize it. Brick exterior, double attached garage, manicured yard ( with a garden spot no less) and fully fenced for security. Centrally situated, its great for families with children in any school, close to parks, Sports Palace and the Aquatic Centre. maintenance in this jewel has been second to none, with two hot water heaters and newer high efficiency furnace. Tons of features, gar fireplace in the family room, total of four bedrooms, two bathrooms along with a two piece ensuite in the master bedroom all in a home with over 2200 square feet of space above grade along with another two levels below grade. Having space to live is not an issue! This home exudes quality and pride of ownership