



5044, 55 . Avenue  
High Prairie, Alberta

MLS # A2136905

**\$299,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,650 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Garden, Low Maintenance Land		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garba
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home		

**Inclusions:** n/a

Mid Century Modern Home For Sale! Looking for Unique, make some memories in this well constructed spacious Bungalow located on a 74x208.71 amazingly landscaped and fenced lot. Main floor features 3 very spacious bedrooms, 3pc bathroom, fantastic comfortable living with the sunken sitting room with fireplace and step up to the open concept livingroom and diningroom bright with tons of sunlight from the two large southfacing windows. An amazing working kitchen with newer appliances, built-in butcher's block and through access to the diningroom for ease of entertaining. Finished with hardwood flooring throughout and tile floors as well. From the breakfast nook step out onto the newly finished back deck which leads to a cozy firepit, beautiful garden with raised flowerbeds and hours of outdoor splendor. Complete with a double(oversized) heated garage with new automatic doors and heater. This home has had many renovations including interior and exterior paint, windows, deck, roof(2014 with 15 year warranty), bathrooms and more. Priced to sell! Call for your viewing today.