



**4800 59A Avenue  
High Prairie, Alberta**

**MLS # A2146466**



**\$139,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	583 sq.ft.	<b>Age:</b>	1961 (63 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Front Drive, Gravel Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, Irregular Lot, Landscaped, Street Li		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** n/a

Compact Starter Home!! This totally affordable home has had many renovations including: interior paint, flooring, windows, bathroom, hwt(7yrs), plumbing and electrical upgrades and a freestanding woodburning stove in the livingroom. Situated on a full finished basement with a family room tastefully finished in pine strips, large storage room and laundry/utility room. Amazing large irregular lot with plenty of mature trees for lots of shade or enjoy the sun on the southfacing front deck. Call or text for your viewing today!