



**GRASSROOTS**  
REALTY GROUP

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4412 56 Avenue  
High Prairie, Alberta

MLS # A2146827



**\$319,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,230 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Wet Bar		

Inclusions: N/A

A 1230 square foot bi-level home in a family cul-de-sac. The home was built in 2000 and is exceptionally maintained. The current homeowners have installed a new HVAC system which includes a central air conditioner. The shingles were replaced in 2023. This 5-bedroom: 3-bathroom home is ready to move into. The finished basement has a full 3-piece washroom: laundry: a wet bar and an attractive coordinated electric fireplace. Enjoy the full-sized above-ground windows: allowing the light to naturally flow through the space. The back deck leads onto a ground-level cobblestone pad providing unobstructed views of the lush fields to the north. A fenced backyard with a substantially sized shed for all of your storage needs. Call, email, or text to book your appointment today!