



**4412 56 Avenue  
High Prairie, Alberta**

**MLS # A2146827**



**\$324,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	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!