



**4412 56 Avenue
High Prairie, Alberta**

MLS # A2146827



\$324,900

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,230 sq.ft. | Age: | 2000 (24 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!