



4409 52nd Avenue  
High Prairie, Alberta

MLS # A2149705



**\$123,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	585 sq.ft.	<b>Age:</b>	1953 (71 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	Residential R2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

A cozy 585 square foot home sitting on a large fenced lot with a newer 10 x 10 storage shed. Enjoy the landscaped yard with mature trees and a fire pit area. Centrally located with close proximity to the Hospital, Tim Hortons and Northern Lakes College. A perfect move-in ready home for a young or mature couple that still want the luxury of a back yard. A new forced air furnace and hot water tank. Immediate possession available. This home has it all in a petite package. Call, email or text today to book your viewing appointment.