



**5009 45th Street
High Prairie, Alberta**

MLS # A2166628



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,200 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	Residential R2
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island		

Inclusions: N/A

Step into the allure of Mediterranean charm, where the exterior captivates with its distinctive arched features, stucco finish, and stamped concrete outdoor back patio. Inside, the kitchen has been thoughtfully updated, seamlessly blending with the open-concept dining room and living area. The centrally located island not only amplifies the workspace but also serves as a focal point for gatherings and provides ample storage. Every detail has been meticulously attended to, with all three bathrooms receiving floor-to-ceiling updates. The home boasts new windows, interior and exterior man doors, and closet doors, ensuring a fresh and modern aesthetic. Notable upgrades include a new hot water tank in 2021, followed by a furnace replacement in 2024, complete with the addition of a central air conditioner. The shingles on the house and garage were also renewed in 2022, along with the replacement of the eavestroughs. This residence has been cherished and meticulously maintained, presenting the epitome of a turn-key home ready to welcome its new owners. Call, text or email to book your viewing appointment.