



302, 4646 55th Avenue  
High Prairie, Alberta

MLS # A2173912



**\$167,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Introducing a charming two-bedroom, two-bathroom unit with an inviting east-facing view. Each Prairie Vista Condo features convenient in-suite laundry facilities and spacious covered balconies, and Unit 302 boasts two storage units at either end of the balcony for your convenience. The kitchen is fully equipped for culinary enthusiasts, complete with a Refrigerator, Stove and dishwasher. The overhead hood fan ingeniously doubles as a microwave, maximizing the kitchen space. The master bedroom is generously sized and includes a two-piece ensuite for added comfort. Are you ready to join a welcoming community where neighbors support one another? Enjoy access to fantastic amenities such as a fitness room, a shuffleboard table,, library, and a communal kitchen perfect for hosting family meals when you need extra space. The attached garage simplifies grocery trips&mdash;just park, grab a cart, and effortlessly roll your items into the elevator, making your return home a breeze. Don&rsquo;t miss out on the opportunity to explore Prairie Vista Condos and Unit 302. Contact a Realtor today via call, text, or email to schedule your personalized viewing!