



**5832, 59 Avenue
High Prairie, Alberta**

MLS # A2176343



\$224,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,188 sq.ft.	Age:	1974 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Gravel Driveway, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind, Irregular Lot, Landscaped, Many Tr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry, Vinyl Windows		

Inclusions: Select furniture - list to be provided

Bungalow with Fantastic Backyard for Sale! Check out this compact Family Home, featuring your Kitchen with plenty of cabinet space including a Bookshelf Pantry and a view of the Prairie Echo Hills from your Window, separate Dining room, large livingroom, 3 bedrooms (Master with 2pc Ensuite) and a 4pc bathroom. The partially finished basement features a 1 Bedroom self contained suite complete with appliances. The balance of the basement has plenty of storage and utility/Laundry area. The shingles were just replaced(Oct.2024), triple pane front windows in 1985 and a Bow Window in the kitchen 2004. The amazing pie shaped treed and fenced lot offers extreme privacy and room for the kids to run. The Single attached garage with automatic door will keep the snow off your vehicle this winter and provide lots of storage. Short distance to school,playground and walking trails. Call today for your viewing.