



**GRASSROOTS**  
REALTY GROUP

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**#8 4 Avenue**  
**High Prairie, Alberta**

**MLS # A2176845**



**\$94,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	780 sq.ft.	<b>Age:</b>	1964 (60 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Few Trees, Lake, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Log	<b>Zoning:</b>	Recreational
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), High Ceilings		

**Inclusions:** N/A

Located a stone's throw away from the shores of Winagami Lake, this gem is ready for the next owner's recreation needs. Immaculately maintained and improved, bring your swimsuit and sunscreen and kick back and relax, all the work has already been done.