



**GRASSROOTS**  
REALTY GROUP

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4612 58 Avenue  
High Prairie, Alberta

MLS # A2180150



**\$164,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** N/A

Welcome to a great family home for someone with a little ambition and vision., A three bedroom bungalow with double attached garage and literally a stone's throw from High Prairie Elementary as well as daycare. Hard to beat convenience and low cost at the same time. Combine that with a secluded yard and finished basement make this a great family home waiting for its next family