



4444 51 Avenue  
High Prairie, Alberta

MLS # A2188325



**\$234,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	754 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Interest rates are falling, your savings account just isn't getting any bigger. Why not invest in Real Estate and buy immediate returns. With two suites this home is making investment pay dividends right away in a home that has all the expensive upgrades done already. Front top to bottom there have been recent improvements. In a rental market that has almost no vacancy, this revenue property is an exciting opportunity. Call for your opportunity to view this money maker.