



4708 52 Avenue  
High Prairie, Alberta

MLS # A2192981



**\$214,000**

|                  |                          |               |                   |
|------------------|--------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                     |               |                   |
| <b>Type:</b>     | Multi-Family/Full Duplex |               |                   |
| <b>Style:</b>    | Side by Side             |               |                   |
| <b>Size:</b>     | 1,340 sq.ft.             | <b>Age:</b>   | 1962 (63 yrs old) |
| <b>Beds:</b>     | -                        | <b>Baths:</b> | -                 |
| <b>Garage:</b>   | -                        |               |                   |
| <b>Lot Size:</b> | -                        |               |                   |
| <b>Lot Feat:</b> | -                        |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | - | <b>Bldg Name:</b> | -  |
| <b>Floors:</b>     | - | <b>Water:</b>     | -  |
| <b>Roof:</b>       | - | <b>Sewer:</b>     | -  |
| <b>Basement:</b>   | - | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | - | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | - | <b>Utilities:</b> | -  |
| <b>Features:</b>   | - |                   |    |

**Inclusions:** fridge, stove

Duplex for Sale! Great location close to schools, post office and all amenities .Features include two self contained two bedroom units each with kitchen,livingroom, 2 bedrooms and a 4pc bathroom and shared laundry. Currently fully rented and generating a monthly income of \$2400. Recent upgrades include shingles,fence,decks and eavetroughs, hotwater tank, and foundation reinforced. Call for a viewing today!