



GRASSROOTS
REALTY GROUP

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5021 46 Street
High Prairie, Alberta

MLS # A2197859



\$259,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,286 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Bookcases, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: NONE

Charming Updated Bungalow with 2 Garages located on a landscaped and fully fenced yard! Welcome to this lovely 3+1 bedroom, 3 bath bungalow featuring loads of updates and a fully developed basement! Step inside to find a nice-sized living room leading to the well-lit dining area and galley kitchen with plenty of cabinet space. The main floor offers three comfortable bedrooms, a 4-piece main bath and a walk through 2pc ensuite/entrance bath. While the finished basement boasts a spacious family room with a corner wood stove, a large bedroom, an office with built in desk, a newly renovated 3pc bath, and a laundry room with an abundance of storage. Outside, enjoy a fully fenced yard, covered deck and a detached garage. Other major updates including shingles, furnace, hot water tank, flooring, lighting and bathroom renovation. This home is move-in ready and waiting for you! Don't miss out—book your showing today!