



5021 46 Street  
High Prairie, Alberta

MLS # A2197859



**\$259,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s)		

**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!