



**5049 Cornerstone
High Prairie, Alberta**

MLS # A2200870



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,744 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	ICF Block	Utilities:	-
Features:	Bookcases, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: 8 x 12 shed

A 1,750 square foot dream home featuring three bedrooms and three bathrooms, built in 2018. It is on one of the bigger lots in the area due to the corner location. Upon entering, you'll discover an open-concept living area, perfect for family gatherings and entertaining friends. The south-facing living room is highlighted by a large window that floods the space with natural light, while a cozy gas fireplace enhances the inviting atmosphere. The modern kitchen has ample storage, including a convenient walk-in pantry, allowing you to prepare meals easily. Off the dining room, a deck offers an ideal setting for outdoor dining and summer barbecues. Your animals can enjoy your outdoor space with you as the yard is completely fenced. At the top of the stairs, you'll find a second family room, providing a great space to unwind in the evening with beautiful views of the community. The upper level also features a laundry room, eliminating the hassle of carrying laundry up and down the stairs. The current owners have taken the initiative to begin finishing the basement by insulating and soundproofing the furnace room and exterior walls, adding additional power and lighting, and the plumbing for a potential bathroom, leaving the final touches up to you. New 8 x 12 shed included with sale. Do not hesitate to book your viewing today.