



5801 47th Street
High Prairie, Alberta

MLS # A2202253



\$324,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,875 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Landscaped, Lawn		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2 Residential

Utilities: -

Inclusions: Playhouse, Shed, Raised Garden Beds

Welcome to a family-friendly home designed for modern living! This spacious property offers 1,875 square feet of above-ground living space, featuring a total of 5 bedrooms and 3 bathrooms. The main level provides a seamless transition from the interior to the exterior living areas, allowing you to step through the family room onto the expansive deck, where you'll be pleasantly surprised by the size and privacy of the fenced yard—perfect for family gatherings and outdoor activities. The owners have made numerous improvements that enhance both the home's visual appeal and overall integrity. Both furnaces have been replaced, the laundry room has had a makeover, the wood stove and flooring have been refurbished and the exterior landscaping has been modernized. The finished basement includes a third living room and a fifth bedroom, along with a round-in for a fourth bathroom, offering potential for personalization. Upstairs, you will find four generously sized bedrooms, with the primary, walk-in closet and it's ensuite especially spacious. Call today to schedule your personified viewing.