# \$319,900 - 4412 56 Avenue, High Prairie

MLS® #A2146827

# \$319,900

5 Bedroom, 3.00 Bathroom, 1,230 sqft Residential on 0.14 Acres

NONE, High Prairie, Alberta

A 1230 square foot bi-level home in a family cul-de-sac. The home was built in 2000 and is exceptionally maintained. The current homeowners have installed a new HVAC system which includes a central air conditioner. The shingles were replaced in 2023. This 5-bedroom: 3-bathroom home is ready to move into. The finished basement has a full 3-piece washroom: laundry: a wet bar and an attractive coordinated electric fireplace. Enjoy the full-sized above-ground windows: allowing the light to naturally flow through the space. The back deck leads onto a ground-level cobblestone pad providing unobstructed views of the lush fields to the north. A fenced backyard with a substantially sized shed for all of your storage needs. Call, email, or text to book your appointment today!



#### **Essential Information**

MLS® # A2146827 Price \$319,900

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,230

Acres 0.14

Year Built 2000

Type Residential







Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 4412 56 Avenue

Subdivision NONE

City High Prairie

County Big Lakes County

Province Alberta
Postal Code T0G 1E0

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Ceiling Fan(s), Vinyl Windows, No Animal Home, No Smoking Home,

Pantry, Wet Bar

Appliances Central Air Conditioner, Dishwasher, Electric Range, Refrigerator,

Washer/Dryer Stacked

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Low Maintenance Landscape, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Wood

## **Additional Information**

Date Listed July 5th, 2024

Days on Market 473

Zoning Residential

## **Listing Details**

Listing Office Grassroots Realty Group - High Prairie

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