

# \$49,900 - 5032 55th Avenue, High Prairie

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MLS® #A2240181

**\$49,900**

2 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.25 Acres

NONE, High Prairie, Alberta

Prime Investment Opportunity! This 10,853 sq. ft. lot features an 816 sq. ft., 2-bedroom home upstairs, with the potential to restore the original 1-bedroom basement suite. Currently fully rented, this property offers immediate cash flow while holding tremendous potential for redevelopment. With its generous lot size, this is an excellent opportunity for investors or builders looking to construct a new home or development in a sought-after location. Don't miss out! schedule a viewing today!



Built in 1940

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240181    |
| Price          | \$49,900    |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 816         |
| Acres          | 0.25        |
| Year Built     | 1940        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

Address 5032 55th Avenue

|             |                  |
|-------------|------------------|
| Subdivision | NONE             |
| City        | High Prairie     |
| County      | Big Lakes County |
| Province    | Alberta          |
| Postal Code | T0G 1E0          |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | See Remarks                     |
| Appliances        | Electric Stove, Refrigerator, V |
| Heating           | Forced Air                      |
| Cooling           | None                            |
| Has Basement      | Yes                             |
| Basement          | Full, Partially Finished        |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Siding          |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 41              |
| Zoning         | Residential     |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Grassroots Realty Group - High |
|----------------|--------------------------------|



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