



**GRASSROOTS**  
REALTY GROUP

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5032 55th Avenue  
High Prairie, Alberta

MLS # A2303480



**\$254,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	Residential R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this freshly renovated home, featuring two separate suites&mdash;one upstairs and one downstairs. The upper level has a bright, south-facing living room, two bedrooms, and one full bathroom. Recent updates include brand-new kitchen and bathroom cabinets, all-new windows and doors, and fresh flooring throughout. Downstairs, you'll find a second suite with two bedrooms, its own kitchen and living area, and a bathroom with a convenient stand-up shower. Outside, the transformation continues with fresh paint, new shingles, a brand-new front deck, a partially fenced backyard, and a stunning new stone facade on the front of the house. Shared laundry on the lower floor. This move-in-ready property offers incredible flexibility and modern comfort at every turn. Immediate possession available. Call today to book your viewing.