



4909, 56 Avenue  
High Prairie, Alberta

MLS # A2306468



**\$179,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	728 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Natural Woodwork, No Animal Home, Storage		

**Inclusions:** Kitchen Table & Chairs, Shed

A charming 728 sq. ft. home situated on one of the town's historic lots, measuring an expansive 50 feet wide by 188 feet long—a rare and generous parcel perfect for gardening, future expansion, or simply enjoying ample outdoor space. The property is fenced on two sides and features a newer shed in the back, offering practical storage or workshop potential. Inside, you'll find 3 bedrooms and 2 bathrooms, with the possibility of a fourth bedroom that is currently being used as storage. The current owner purchased the home in 1964 and has lovingly maintained it ever since. The original kitchen remains intact, complete with charming built-in storage, while the front living room boasts beautiful hardwood flooring and a large window that fills the space with natural light. Many original features have been preserved throughout, including period lighting and additional built-in storage. Well-maintained and full of character, this home is ready for its new owner to add the next chapter. Call your Realtor today to book your viewing. Immediate possession available.