



4436 51st Avenue
High Prairie, Alberta

MLS # A2306801



\$234,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,124 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Laminate, Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Siding

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

Inclusions: Refrigerator, Stove (Basement Suite)

Welcome to this well-designed 1,124 square foot bungalow (above grade) offering two self-contained suites with separate entrances. The upper suite features three bedrooms, one bathroom, a large front entrance with a convenient coat closet, and a ground-level deck off the back—perfect for outdoor relaxation. The fully contained basement suite includes one bedroom, one bathroom, and its own separate entrance (basement square footage is additional and not included in the 1,124 sq. ft. above grade). Both suites share a common area laundry located downstairs, which is free to use for both units. This setup is ideal for owner-occupants seeking rental income, investors, or multi-generational families wanting privacy under one roof. Call to book your viewing today.