



305, 4646 55 Avenue
High Prairie, Alberta

MLS # A2307206



\$164,500

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	970 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 451
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: none

Welcome to easy, low-maintenance living in this well-appointed 2-bedroom, 2-bathroom condo. Designed with comfort and functionality in mind, the open-concept floor plan seamlessly connects the kitchen, dining, and living areas—perfect for both everyday living and entertaining. Enjoy the convenience of in-suite laundry and step out onto your private balcony, complete with additional storage space. The thoughtful layout offers two spacious bedrooms, including a primary suite with its own ensuite bathroom. This building also features fantastic shared amenities, including a welcoming common area with an entertaining room as well as a games and workout space—ideal for relaxing or staying active without leaving home. Whether you’re a first-time buyer, downsizing, or looking for an investment opportunity, this low-maintenance condo offers a comfortable and convenient lifestyle.