



**5916, 48 Street  
High Prairie, Alberta**

**MLS # A2318513**

**\$339,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,384 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Ga		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Back Lane, No N		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Soaking Tub, Sump Pump(s), Track Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed, 2 portable kitchen islands		

Bungalow with Private Yard! If you are in the market for a Residential home but also want all the privacy and greenery of the country then this one is for you. Featuring 1384 sq.ft. of comfortable living with 4 bedrooms, 3 bathrooms, a country style kitchen with granite countertops, modern appliances (convection oven), plenty of cabinetry and open to the spacious Diningroom so no need to be separated from your guests when entertaining. The amazing livingroom with a Woodburning fireplace is the perfect place to curl up and relax on those chilly nights. Three bedrooms and a 4pc bathroom complete the main floor. The full basement is currently under renovations but what is finished is an absolutely fantastic Master bedroom designed with an eye for detail and an Ensuite of decadent luxury privacy. They thought of everything!! Tiled shower with Bluetooth audio system and preset auto temperature settings, heated towel rack, vanity with dual sinks, toilet with Bidet and a soaker tub with modern water fill feature and 2 walk-in closets. Your Dream bedroom awaits. As well there is a laundry/utility room, a further bedroom and a 2pc bathroom currently being completed. The balance of the basement is waiting for your ideas(a family room and theatre room ?). Previous renovations include: new windows, laminate flooring, vinyl decorative grey brick on exterior, and 50 year rubber shingles(house and garage). Recent renovations include: upstairs repainted, hot water tank May/26, vinyl plank flooring, master bedroom in basement(2022). Those summer evenings will send you out to your 3 tier decking overlooking a private treed backyard with plenty of shade and greenery . If you have a green thumb the amazing landscaping offers up plenty of flowerbeds etc to wile away your time. The mature row of lilac bushes along the front of this property is a sight to see and the

scent is appealing in the summer breeze. The 900 sq.ft. heated/insulated and wired Detached Garage with 10ft ceilings, infloor heat is the ultimate in storage, no more snow to sweep off your vehicle as well as extra parking with the long paved driveway. A property that won't last long and will appeal to all your senses. Call today for your viewing.