



GRASSROOTS
REALTY GROUP

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4904 58th Avenue
High Prairie, Alberta

MLS # A2322496



\$199,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,564 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	Residential R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions:	N/A
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On a 50 x 135-foot landscaped and fully fenced lot, this solid 1949-built two-storey home offers 1,564 square feet of character and an abundance of space, just waiting for a family to fill its rooms with laughter. Stepping onto the covered front veranda, you will immediately feel at home—the perfect spot for sipping your morning coffee while listening to the sounds of nature and enjoying the privacy provided by the mature trees that surround the property. Inside, the home's historic beauty shines through with solid wood staircases and railings, original solid wood doors, and a warmth that only a house of this era can provide. The main floor features a living room that flows into a formal dining room, ideal for hosting holiday gatherings, alongside a practical galley kitchen with ample cupboard space. Just off the kitchen, you will discover a true highlight of this home: a charming bonus room featuring a delightful window seat and wrap-around windows facing north-west, offering a sun-drenched nook perfect for a cozy reading area or a bright breakfast space. A convenient two-piece bathroom completes this level. Ascending to the upper floor, you will find three bedrooms, each with plenty of closet space, a full four-piece bathroom, and an additional storage room to keep everything neatly organized. With good bones, a great heart, and a wonderful neighborhood setting, this home is ready for someone to bring it back to its historic beauty and create new memories for years to come.