



4400 54 A Avenue  
High Prairie, Alberta

MLS # A2323270



**\$389,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity, Natural Gas, Phone
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** electric fireplace, push lawn mower

Fantastic Family Home in Great Neighborhood!! Perfect place to raise your family - this 1280sqft Bungalow features an open kitchen/dining with updated cabinets, garden doors to the deck from the dining area, spacious living room with hardwood floors and plenty of natural light. Main floor laundry, 3 bedrooms including a master suite with 3pc bath & walk in closet and another full bath complete the upper floor. The basement is partially finished with rec room, wet bar, utility room, office, 3pc bath and a large 4th bedroom. All located on a corner/fenced lot with a double attached heated garage!! Move in ready - call today!!