



4214 55 Avenue
High Prairie, Alberta

MLS # A2323945



\$429,900

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,381 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.30 Acre | | |
| Lot Feat: | Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn | | |

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|--------------------|--|-------------------|---------------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Linoleum | Sewer: | Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R2 |
| Foundation: | Wood | Utilities: | Electricity, Natural Gas, Phone |
| Features: | Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows | | |
| Inclusions: | None | | |

Welcome to this spacious and beautifully maintained 5-bedroom, 3-bathroom split-level home, offering the perfect blend of comfort, functionality, and modern living. The bright open-concept main floor features a spacious living area that flows seamlessly into the kitchen and dining space, making it ideal for entertaining and everyday family life. The kitchen is equipped with stainless steel appliances, ample cabinetry, and a large center island that provides additional workspace and seating. Stay comfortable year-round with central air conditioning. Retire to the private primary suite, occupying its own level and offering a peaceful escape from the rest of the home. This spacious retreat features a walk-in closet and a 4-piece ensuite bathroom, creating the perfect space to unwind at the end of the day. The fully finished basement, completed in 2022, adds exceptional living space and value to the home. Featuring durable vinyl plank flooring throughout, a modern suspended wood ceiling, two spacious bedrooms, and a beautifully finished 4-piece bathroom, this level is perfect for a growing family, guests, or multi-generational living. A large family/recreation area provides plenty of room to relax, entertain, or create the ultimate movie or games room. Step outside to enjoy the huge fully fenced backyard, complete with a generous deck that's perfect for summer BBQs, outdoor dining, and relaxing while children and pets play safely. With five bedrooms, three full bathrooms, thoughtful updates, and plenty of outdoor space -