



GRASSROOTS
REALTY GROUP

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4404 54A Avenue
High Prairie, Alberta

MLS # A2326562



\$389,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,215 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Residential R1
Utilities:	-

Inclusions: N/A

This well-appointed Bi-Level home received updates in 2017 that continue to provide lasting comfort and function throughout. The kitchen includes cabinet doors and hardware, along with stainless steel appliances, offering a practical space for everyday meal preparation. French doors open from the living area onto a pressure-treated deck, which has been extended to include a built-in hot tub—perfect for relaxing or entertaining. The deck and yard offer a private outdoor retreat, fully enclosed by a fenced backyard that provides both security and seclusion. A storage shed is also conveniently located on the property for additional outdoor storage. The main floor offers three bedrooms, including a master suite with a 2-piece ensuite and his-and-hers closets, plus a main bathroom. The finished basement provides additional living space with a recreation room, a 3-piece bathroom, two more bedrooms, and a utility and laundry area. This home also features a double attached heated garage and sits in a peaceful, family-friendly subdivision. With its thoughtful layout and well-cared-for condition, this property is ready to welcome its next owners.