



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4400 44 Street
High Prairie, Alberta

MLS # A2327618



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,509 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Bar, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters		

Inclusions: NONE

Welcome to this beautifully updated 5-bedroom, 2-bathroom family home located in a highly sought-after, family-oriented subdivision. Offering a blend of modern upgrades and comfortable living spaces, this home is designed to meet the needs of growing families and those who appreciate quality finishes. Step inside to a spacious living area featuring an open floor plan that creates an easy flow between the kitchen, dining, and living spaces — perfect for everyday living and entertaining. The main floor has been refreshed with new flooring and new trim, giving the home a clean, contemporary feel. Large windows, recently replaced, fill the home with natural light. The property includes a large 3-car garage with in-floor heating, ideal for year-round comfort and additional workspace or storage. Mechanical upgrades include a new furnace with central air, ensuring efficient heating and cooling throughout the seasons. With five well-sized bedrooms, two full bathrooms, and thoughtful updates throughout, this home offers exceptional value and comfort in a welcoming neighborhood.