



GRASSROOTS
REALTY GROUP

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4408 56th Avenue
High Prairie, Alberta

MLS # A2329892



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,177 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind		

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

Inclusions:	N/A
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Near the end of a cul-de-sac with no through traffic, this well-maintained 1,177-square-foot home offers four bedrooms and three full baths, making it an ideal fit for families of any size. Recent mechanical updates provide immediate peace of mind, including a furnace and a newer hot water tank. The fully fenced backyard is a true highlight, offering a safe, private space for children and pets while backing directly onto open farmland for unobstructed views. From the north-facing deck, you can enjoy quiet mornings or evening relaxation overlooking the fields, with no rear neighbors to disturb your mental space. Downstairs, the basement is anything but typical—above-ground south-facing windows flood the space with natural light, creating a bright and inviting lower level that features a large family room, a dedicated entertainment area with a bar, and additional bonus space perfect for a home theater, gym, or guest quarters. Situated in a quiet, family-friendly location with easy access to local amenities, this home delivers comfort, privacy, and move-in readiness in one complete package. Call today to book your viewing appointment.