



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4836 55th Avenue
High Prairie, Alberta

MLS # A2331495



\$119,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	984 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	Residential R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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984-square-foot, three-bedroom, one-bathroom home that offers a rare opportunity for buyers looking to add their personal touch and build sweat equity in a property with undeniable character and potential. Situated on a historically sized backyard—a spacious, deep lot that is increasingly hard to find and perfect for gardening, play, or future expansion—this home is ready for its next chapter with some well-deserved TLC. Inside, the main living room retains its original narrow plank hardwood flooring, a charming feature that speaks to the home's vintage appeal and can be beautifully restored to its former glory with a little refinishing. A newly replaced water line from the property line into the house, ensuring peace of mind and one less major project on your to-do list. While this home does need some updating and care, its generous lot size, classic bones, and key mechanical improvements make it an ideal canvas for first-time buyers, savvy investors, or anyone looking to create a cozy retreat in a well-established setting. Don't miss this chance to secure a property with such a spacious yard and genuine potential—call, email, or text today to schedule your private viewing and start envisioning the possibilities.