



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5009 52nd Avenue
High Prairie, Alberta

MLS # A2334900



\$99,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	869 sq.ft.	Age:	1947 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Perimeter Wall	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Set on a deep, private lot measuring 33 feet wide by 122 feet deep, this charming 1947 two-storey home offers 2 bedrooms, 1 bathroom, and timeless character. The main floor features a convenient primary bedroom, while upstairs you'll find a second bedroom and a versatile loft space. The exterior boasts low-maintenance vinyl siding, a durable metal roof, and mature trees that provide beauty, shade, and privacy. A practical mudroom at the back of the house offers the perfect spot to tuck away coats and boots. The spacious backyard is fully enclosed with a chain link fence, creating a safe, secure area for kids and/or pets. Located close to downtown. This home is a solid opportunity—schedule your private viewing today.