



GRASSROOTS
REALTY GROUP

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4912 55th Avenue
High Prairie, Alberta

MLS # A2349017



\$424,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,666 sq.ft.	Age:	1983 (43 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2 residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 1666 square feet of one-of-a-kind living: where modern comfort meets incredible versatility. Step inside the spacious front entrance, designed with real life in mind: a large footprint with room to sit down, hooks for hanging your jackets, and shelves on either side to keep everything tidy. A generous walk-in closet completes this welcoming foyer. Upstairs, you'll find a bright, updated 3-bedroom home that's completely move-in ready. The open-concept layout seamlessly connects the kitchen, dining room, and living room: ideal for both everyday living and entertaining. The white kitchen with a peninsula enjoys beautiful south-facing light, and laundry on this level adds everyday convenience. A back door leads to your fully fenced backyard, featuring a cement patio, mature trees, and a fire pit: perfect for relaxing or hosting friends. The newer double garage with extra parking is the cherry on top. Downstairs, a full suite offers exceptional flexibility: 3 bedrooms, 1 full bath, private laundry, and full-size above-ground windows that flood the space with natural light. With its own private entrance, this level is perfect for rental income or multi-generational living. Prefer to keep it all to yourself? A door can easily be reinstalled from the upper floor's front entrance to reconnect the two levels as one expansive home. Endless possibilities. One remarkable property. Come see it for yourself.