



GRASSROOTS
REALTY GROUP

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5009 45th Street
High Prairie, Alberta

MLS # A2352368

\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,200 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R2 Residential
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

A home that captivates from the moment you arrive, with a Spanish-inspired exterior featuring distinctive arched details, a stucco finish, a stamped concrete back patio and central air. Inside, the home is modern and clean throughout, with a kitchen that flows seamlessly into the open-concept dining and living area. The centrally located island amplifies the workspace, serves as a focal point for gatherings, and provides ample storage. With 5 bedrooms and 3 bathrooms, there's plenty of room for the whole family. The home also features an attached garage and paved parking in the back. Notable upgrades include a new hot water tank (2021), a furnace replacement (2024) with central air conditioning added, and new shingles on both the house and garage (2022), along with replaced eavestroughs. Perfectly suited for family living, this home sits close to schools in a welcoming, like-minded neighborhood—an ideal setting to put down roots. This residence presents the epitome of a turn-key home ready to welcome its new owners, with immediate possession available. Call, text, or email to book your viewing appointment.