

# \$319,900 - 4412 56 Avenue, High Prairie

MLS® #A2146827

**\$319,900**

5 Bedroom, 3.00 Bathroom, 1,230 sqft  
Residential on 0.14 Acres

NONE, High Prairie, Alberta

A 1230 square foot bi-level home in a family cul-de-sac. The home was built in 2000 and is exceptionally maintained. The current homeowners have installed a new HVAC system which includes a central air conditioner. The shingles were replaced in 2023. This 5-bedroom: 3-bathroom home is ready to move into. The finished basement has a full 3-piece washroom: laundry: a wet bar and an attractive coordinated electric fireplace. Enjoy the full-sized above-ground windows: allowing the light to naturally flow through the space. The back deck leads onto a ground-level cobblestone pad providing unobstructed views of the lush fields to the north. A fenced backyard with a substantially sized shed for all of your storage needs. Call, email, or text to book your appointment today!

Built in 2000

## Essential Information

MLS® #	A2146827
Price	\$319,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,230
Acres	0.14
Year Built	2000
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	4412 56 Avenue
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Vinyl Windows, No Animal Home, No Smoking Home, Pantry, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	July 5th, 2024
Days on Market	275
Zoning	Residential

### **Listing Details**

Listing Office	Grassroots Realty Group - High Prairie
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