

\$204,500 - 4945 56 Avenue, High Prairie

MLS® #A2106114

\$204,500

4 Bedroom, 2.00 Bathroom, 1,424 sqft

Residential on 0.22 Acres

NONE, High Prairie, Alberta

Character & Charm! Plenty of room for a growing family in this sprawling 1.5 storey home. Featuring 3 bedrooms and a 4pc bathroom on the upper floor, main floor with livingroom, diningroom, cozy kitchen, Master bedroom/or guest room with garden door access to back deck, and 4pc bathroom. Renovations over time have include hardwood flooring, bathrooms, painting, shingles (11yrs), HWT (aprox 4 yrs), lower deck, and just recently (2023) 3 new windows on upper floor(2 more uninstalled will be left) and new tub surround in upper bathroom. This fantastic home has retained some of its old world charm with the original window moldings, stair railing and newelpost etc and is just waiting for you to enhance its beauty even more. Situated on a full partially finished solid concrete basement(newer than house 1980's) and a 50' x 188' fenced corner lot with mature trees, lots of privacy and the bonus of a double detached garage(new automatic door) with alley access. Close to Aquatic Centre and schools. One of a kind! Call or text for your viewing today.

Built in 1945

Essential Information

MLS® #	A2106114
Price	\$204,500
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,424
Acres	0.22
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	4945 56 Avenue
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

Amenities

Utilities	Electricity Connected, Gas Available, Natural Gas Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Detached, Gravel
# of Garages	2

Interior

Interior Features	No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Siding



Foundation Poured Concrete

Additional Information

Date Listed February 6th, 2024

Days on Market 454

Zoning R2

Listing Details

Listing Office Royal LePage P.V.R. Realty



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.