

# \$234,000 - 4721 55th Avenue, High Prairie

MLS® #A2235745

**\$234,000**

4 Bedroom, 2.00 Bathroom, 925 sqft

Residential on 0.14 Acres

NONE, High Prairie, Alberta

A charming 4-Bedroom, 2-Bathroom Home with Detached Garage & Fenced Backyard. This inviting family home features 4 bedrooms and 2 bathrooms, along with a detached 18' x 26' garage and a fully fenced backyard—two standout features that will surely impress. The backyard is designed for entertaining, play, and relaxation, offering a perfect blend of grass, cement, and wood, creating distinct areas for all your needs. Enjoy peaceful mornings on the front deck, sipping coffee while taking in the neighborhood charm. Upstairs, you'll find a spacious living room, a functional kitchen, three bedrooms, and a washroom. The lower level boasts a cozy family room complete with a bar and a wood fireplace, an additional bedroom, and a cold room/furnace/laundry area. Recent upgrades include new shingles installed in 2024, ensuring worry-free living. This home is perfect for families looking for space, comfort, and outdoor enjoyment—schedule your viewing today!

Built in 1963

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2235745  |
| Price      | \$234,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 925         |
| Acres          | 0.14        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4721 55th Avenue |
| Subdivision | NONE             |
| City        | High Prairie     |
| County      | Big Lakes County |
| Province    | Alberta          |
| Postal Code | T0G 1E0          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Wood Burning                                           |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco, Vinyl Siding |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 36              |
| Zoning         | Residential R2  |

**Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Grassroots Realty Group - High Prairie |
|----------------|----------------------------------------|

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