

# \$285,000 - 4400,4404,5012, 44 Street, High Prairie

MLS® #A2120204

## \$285,000

4 Bedroom, 1.00 Bathroom, 1,432 sqft

Residential on 0.14 Acres

NONE, High Prairie, Alberta

Three properties One Price! Unique opportunity with this 1.5 Storey home located on its own lot and included in the price are two additional lots one with an older home that can be used for storage or torn down and your two car garage would be a perfect fit there. Or just continue to rent out the 1.5 Storey home and either develop the remaining two lots to your liking. This package is a Builder or Entrepreneurs dream and waiting for your ideas. Will sell lots separately as well. Call today and don't miss out on this rare opportunity!

Built in 1955

## Essential Information

MLS® #	A2120204
Price	\$285,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,432
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information



Address	4400,4404,5012, 44 Street
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Alley Access, Driveway, Gravel Driveway, Parking Pad

### Interior

Interior Features	Bathroom Rough-in, Bookcases, Open Floorplan, Master Downstairs
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 4th, 2024
Days on Market	490
Zoning	R2

### Listing Details

Listing Office	Royal LePage P.V.R. Realty
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