

# \$259,900 - 5021 46 Street, High Prairie

MLS® #A2197859

## \$259,900

5 Bedroom, 3.00 Bathroom, 1,286 sqft

Residential on 0.14 Acres

NONE, High Prairie, Alberta

Charming Updated Bungalow with 2 Garages located on a landscaped and fully fenced yard! Welcome to this lovely 3+1 bedroom, 3 bath bungalow featuring loads of updates and a fully developed basement! Step inside to find a nice-sized living room leading to the well-lit dining area and galley kitchen with plenty of cabinet space. The main floor offers three comfortable bedrooms, a 4-piece main bath and a walk through 2pc ensuite/entrance bath. While the finished basement boasts a spacious family room with a corner wood stove, a large bedroom, an office with built in desk, a newly renovated 3pc bath, and a laundry room with an abundance of storage. Outside, enjoy a fully fenced yard, covered deck and a detached garage. Other major updates including shingles, furnace, hot water tank, flooring, lighting and bathroom renovation. This home is move-in ready and waiting for you! Don't miss out! book your showing today!

Built in 1972

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2197859  |
| Price      | \$259,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,286       |
| Acres          | 0.14        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5021 46 Street   |
| Subdivision | NONE             |
| City        | High Prairie     |
| County      | Big Lakes County |
| Province    | Alberta          |
| Postal Code | T0G 1E0          |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Double Garage Detached, Single Garage Attached |
| # of Garages   | 3  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Ceiling Fan(s)                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

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

### Additional Information

Date Listed February 28th, 2025

Days on Market 69

Zoning R2

### **Listing Details**

Listing Office Royal LePage P.V.R. Realty



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