

# \$310,000 - 4713 56 Avenue, High Prairie

MLS® #A2245888

**\$310,000**

3 Bedroom, 2.00 Bathroom, 1,040 sqft  
Residential on 0.15 Acres

NONE, High Prairie, Alberta

This charming 1,040 sq ft bungalow offers an efficient layout with 4 bedrooms and 2 bathrooms, perfect for growing families. Step inside to discover a bright, open-concept kitchen, dining, and living area designed for both everyday comfort and entertaining. The fully finished basement expands your living space with an additional bedroom and second bathroom, providing flexibility for guests or a home office. The heated garage has an additional workshop or hobby space, and is completed with an upstairs loft/rec area. Outside, enjoy your private oasis featuring a fully fenced backyard, deck, and storage shed—perfect for summer barbecues or quiet relaxation. Nestled on a peaceful cul-de-sac in a prime location, this move-in-ready home combines smart functionality with modern comfort. Don't miss this exceptional opportunity!

Built in 1966

## Essential Information

MLS® #	A2245888
Price	\$310,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.15
Year Built	1966



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4713 56 Avenue
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	August 5th, 2025
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Days on Market1

ZoningResidential

Listing Details

Listing OfficeGrassroots Realty Group - High



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