

4712 52nd Avenue  
High Prairie, Alberta

MLS # A2263512



**\$184,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	790 sq.ft.	<b>Age:</b>	1924 (102 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential R2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

This 1920s home, spanning 790 square feet across two levels, artfully blends historic character with modern comfort. Step inside to discover a main floor that has been completely transformed from floor to ceiling, featuring a stylish new kitchen and entrance, durable vinyl plank flooring, and a bright, open atmosphere. The main floor bedroom and bathroom are enhanced with extended ceilings, creating a wonderfully spacious and airy feel. Upstairs, the cozy attic bedroom offers a unique and private retreat. With its boutique-style aesthetic and thoughtful updates throughout, this home is a true gem. Outside, the fully fenced backyard is complete with established garden beds and the practical addition of a side pole shed, offering simple functionality. Call, text or email to book your viewing today!