

# \$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 13

Zoning R2

### **Listing Details**

Listing Office Royal LePage P.V.R. Realty



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.